

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 5610

**AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, ESTABLISHING A  
PLANNED ACTION FOR THE SUNSET AREA PURSUANT TO THE STATE  
ENVIRONMENTAL POLICY ACT.**

THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DOES ORDAIN AS  
FOLLOWS:

**SECTION I.**    Findings. The Council finds as follows:

- A.     The City is subject to the requirements of the Growth Management Act, RCW 36.70A ("GMA") and is located within an Urban Growth Area;
- B.     The City has adopted a Comprehensive Plan complying with the GMA, and is amending the Comprehensive Plan to address transportation improvements and capital facilities specific to the Sunset Area;
- C.     The City has adopted a Community Investment Strategy, development regulations and design guidelines specific to the Sunset Area which will guide growth and revitalization of the area, including the Sunset Terrace public housing project;
- D.     The City has prepared an EIS for the Sunset Area, and the EIS adequately addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action area;
- E.     The mitigation measures identified in the Planned Action EIS and attached to this ordinance as Attachment B, together with adopted City development regulations, will adequately mitigate significant impacts from development within the Planned Action area;

F. The Comprehensive Plan and Planned Action EIS identify the location, type and amount of development that is contemplated by the Planned Action;

G. Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public and enhance economic development;

H. The City has provided numerous opportunities for meaningful public involvement in the proposed Planned Action, has considered all comments received, and, as appropriate, has modified the proposal or mitigation measures in response to comments;

I. The Sunset Area Planned Action is not an essential public facility as defined by RCW 36.70A.200(1);

J. The Planned Action area applies to a defined area that is smaller than the overall City boundaries; and

K. Public services and facilities are adequate to serve the proposed Planned Action.

**SECTION II. Procedures and Criteria for Evaluating and Determining Projects as Planned Actions.**

A. *Planned Action Area.* The Planned Action designation shall apply to the area shown in Attachment A.

B. *Environmental Document.* A Planned Action determination for a site-specific implementing project application shall be based on the environmental analysis contained in the Draft EIS issued by the City on December 17, 2010, and the Final EIS published on April 1, 2011. The Draft and Final EISs shall comprise the Planned Action EIS. The mitigation measures contained in Attachment B are based upon the findings of the Planned Action EIS and shall,

along with adopted City regulations, provide the framework that the City will use to impose appropriate conditions on qualifying Planned Action projects.

C. *Planned Action Designated.* Land uses and activities described in the Planned Action EIS, subject to the thresholds described in subsection II.D and the mitigation measures contained in Attachment B, are designated Planned Actions or Planned Action Projects pursuant to RCW 43.21C.031. A development application for a site-specific Planned Action project located within the Sunset Area shall be designated a Planned Action if it meets the criteria set forth in subsection II.D of this ordinance and applicable laws, codes, development regulations and standards of the City.

D. *Planned Action Qualifications.* The following thresholds shall be used to determine if a site-specific development proposed within the Sunset Area is contemplated by the Planned Action and has had its environmental impacts evaluated in the Planned Action EIS:

(1) Land Use.

(a) The following general categories/types of land uses are considered Planned Actions: Single family and multi-family residential; schools; parks; community and public facilities; office and conference; retail; entertainment and recreation; services; utilities; and mixed-use development incorporating more than one use category where permitted.

(b) Individual land uses considered as Planned Actions shall include those uses specifically listed in RMC 4-2-060 as permitted or conditionally permitted in the zoning classifications applied to properties within the Planned Action area provided they are consistent with the general categories / types of land uses in (1)(a).

(2) Development Thresholds.

(a) The following amount of various new land uses are anticipated by the Planned Action:

Land Use	Development Amount	
	Alternative 3	FEIS Preferred Alt
Residential	2,506 units	2,339 units
Schools	57,010 gross square feet	57,010 gross square feet
Parks	0.25 acres	3 acres
Office/Service	776,805 gross square feet	745,810 gross square feet
Retail	476,299 gross square feet	457,119 gross square feet

(b) The following infrastructure and utilities are considered planned actions: roadways, water, wastewater, and stormwater facilities identified and studied in the EIS.

(c) Shifting development amounts between categories of uses may be permitted so long as the total build-out does not exceed the aggregate amount of development and trip generation reviewed in the EIS, and so long as the impacts of that development have been identified in the Planned Action EIS and are mitigated consistent with Attachment B.

(d) If future development proposals in the Planned Action area exceed the development thresholds specified in this ordinance, further environmental review may be required pursuant to WAC 197-11-172. Further, if proposed development would alter the assumptions and analysis in the Planned Action EIS, further environmental review may be required.

(3) Transportation - Trip Ranges and Thresholds. The number of new PM

Peak Hour Trips anticipated in the Planned Action area and reviewed in the EIS are as follows:

Alternative/Period	PM Peak Hour Trips*
2006	2,082 trips
2030 Alternative 3	5,555 trips
2030 Preferred Alt	5,386 trips
Net increase from 2006 -> 2030 Alternative 3	3,473 trips
Net increase from 2006 -> 2030 Preferred Alternative	3,304 trips

\*all P.M. peak hour trips with at least one end (origin, destination, or both) in TAZs containing the study area

Uses or activities that would exceed the range of maximum trip levels will require additional SEPA review.

(4) Changed Conditions. Should environmental conditions change significantly from those analyzed in the Planned Action EIS, the City's SEPA Responsible Official may determine that the Planned Action designation is no longer applicable until supplemental environmental review is conducted.

E. *Planned Action Review Criteria.*

(1) The City's Environmental Review Committee may designate as "planned actions", pursuant to RCW 43.21C.030, applications that meet all of the following conditions:

(a) The proposal is located within the Planned Action area identified in Attachment A of this ordinance;

(b) The proposed uses and activities are consistent with those described in the Planned Action EIS and subsection II.D of this ordinance;

(c) The proposal is within the Planned Action thresholds and other criteria of subsection II.D of this ordinance;

(d) The proposal is consistent with the City of Renton Comprehensive Plan and applicable zoning regulations;

(e) The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;

(f) The proposal's significant impacts have been mitigated by application of the measures identified in Attachment B, and other applicable City regulations, together with any modifications or variances or special permits that may be required;

(g) The proposal complies with all applicable local, state and/or federal laws and regulations, and the Environmental Review Committee determines that these constitute adequate mitigation; and

(h) The proposal is not an essential public facility as defined by RCW 36.70A.200(1).

(2) The City shall base its decision on review of a SEPA checklist, or an alternative form approved by the Department of Ecology, and review of the application and supporting documentation.

(3) A proposal that meets the criteria of this section shall be considered to qualify and be designated as a planned action, consistent with the requirements of RCW 43.21C.030, WAC 197-11-164 et seq, and this ordinance.

*F. Effect of Planned Action.*

(1) Designation as a planned action project means that a qualifying proposal has been reviewed in accordance with this ordinance and found to be consistent with its development parameters and thresholds, and with the environmental analysis contained in the Planned Action EIS.

(2) Upon determination by the City's Environmental Review Committee that the proposal meets the criteria of subsection II.D and qualifies as a planned action, the proposal shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA.

G. *Planned Action Permit Process.* Applications for planned actions shall be reviewed pursuant to the following process:

(1) If the project is determined to qualify as a Planned Action, it shall proceed in accordance with the applicable permit review procedures specified in RMC 4-8-080G and 4-9, except that no SEPA threshold determination, EIS or additional SEPA review shall be required. The decision of the Environmental Review Committee regarding qualification as a Planned Action shall be final.

(2) Public notice and review for projects that qualify as Planned Actions shall be tied to the underlying permit. The review process for the underlying permit shall be as provided in RMC 4-8-080G and 4-9. If notice is otherwise required for the underlying permit, the notice shall state that the project has qualified as a Planned Action. If notice is not otherwise required for the underlying permit, no special notice is required by this ordinance.

(3) If a project is determined to not qualify as a Planned Action, the Environmental Review Committee shall so notify the applicant and prescribe a SEPA review

procedure consistent with the City's SEPA regulations and the requirements of state law. The notice shall describe the elements of the application that result in failure to qualify as a Planned Action.

(4) Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The Environmental Review Committee may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

**SECTION III. Monitoring and Review.**

A. The City shall monitor the progress of development in the designated Planned Action area to ensure that it is consistent with the assumptions of this ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts, and with the mitigation measures and improvements planned for the Sunset Area.

B. This Planned Action ordinance shall be reviewed no later than five (5) years from its effective date by the Environmental Review Committee to determine the continuing relevance of its assumptions and findings with respect to environmental conditions in the Planned Action area, the impacts of development, and required mitigation measures. Based upon this review, the City may propose amendments to this ordinance and/or may supplement or revise the Planned Action EIS.

C. At the following time periods, the City shall evaluate the overall sustainability of the Sunset Area Planned Action area defined in Attachment A consistent with Final EIS



Appendix A review of Goals and Objectives and LEED-ND qualitative evaluation, or an equivalent approach:

- (1) At the time of the five (5)-year review in subsection IV.B above.
- (2) At the time of a NEPA re-evaluation pursuant to 24 CFR Part 58.53.

D. The City shall conduct a Greenroads evaluation or its equivalent at the time the NE Sunset Boulevard design is at the 30% design level and at the 60% design level.

E. The City shall review the Potential Sunset Terrace Redevelopment Subarea at the time of the five (5)-year review in subsection III.B in relation to the following evaluation criteria:

(1) Contribution of final conceptual designs to 2030 Regional Vehicle Miles Travelled (VMT) consistent with Final EIS Table 3.2-4, Sunset Terrace Redevelopment Subarea Contribution to Forecast 2030 Regional VMT.

(2) Changes in land use and population growth and resulting greenhouse gas emissions of final conceptual designs compared to Tables 3.2-5 and 3.2-6 of the Final EIS, titled respectively Assumed Land Use and Population Growth for Greenhouse Gas Emission Calculations—Potential Sunset Terrace Redevelopment Subarea and Comparison of Greenhouse Gas Emissions—Potential Sunset Terrace Redevelopment Subarea.

(3) Change in effective impervious area for Sunset Terrace Redevelopment Subarea compared with Final EIS Preferred Alternative and Alternative 3 which resulted in a decrease of approximately 0.51 acre (11%) to 1.07 acres (23%) compared to existing conditions per Table 7 of the Planned Action ordinance Attachment B.

**SECTION IV. Conflict.** In the event of a conflict between this ordinance or any mitigation measure imposed thereto, and any ordinance or regulation of the City, the

provisions of this ordinance shall control except that the provision of any Uniform Code shall supersede.

**SECTION V. Severability.** Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application be declared to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the constitutionality or validity of the remaining portions of this ordinance or its application to any other person or situation.

**SECTION VI. Effective Date.** This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as provided by law.

PASSED BY THE CITY COUNCIL this 13<sup>th</sup> day of June, 2011.

Bonnie I. Walton

Bonnie I. Walton, City Clerk

APPROVED BY THE MAYOR this 13<sup>th</sup> day of June, 2011.

Denis Law

Denis Law, Mayor

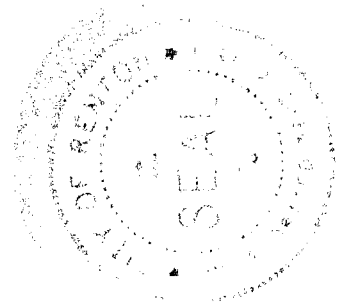
Approved as to form:

Lawrence J. Warren

Lawrence J. Warren, City Attorney

Date of Publication: 6/17/2011 (summary)

ORD.1705:5/13/11:scr





## Attachment B: Sunset Area Community Planned Action EIS Mitigation Measures

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## Introduction and Purpose

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet National Environmental Policy Act (NEPA) and SEPA requirements, the City of Renton issued the *Draft Environmental Impact Statement (DEIS) for the City of Renton Sunset Area Community Planned Action* on December 17, 2010 and the *Final Environmental Impact Statement (FEIS) for the City of Renton Sunset Area Community Planned Action* on April 1, 2011. The Draft together with the Final EIS is referenced herein as the "EIS". The EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action area, together with a number of possible measures to mitigate those significant adverse impacts.

The purpose of this Mitigation Document is to establish specific mitigation measures, based upon significant adverse impacts identified in the EIS. The mitigation measures shall apply to future development proposals which are consistent with the Planned Action scenarios reviewed in the EIS, and which are located within the Renton Sunset Area Community Planned Action Study Area (see Attachment A).

## SEPA Terms

As used in this document, the words action, planned action, or proposal are defined as described below.

- "Action" means projects or programs financed, licensed, regulated, conducted or approved by a governmental Agency. "Project actions" involve decisions on a specific project such as a construction or management activity for a defined geographic area. "Non-project" actions involve decisions about policies, plans or programs. (see WAC 197-11-704)
- "Planned Action" refers to types of project actions that are designated by ordinance for a specific geographic area and addressed in an EIS, in conjunction with a comprehensive plan or subarea plan, a fully contained community, a master planned resort, a master planned development or phased project. (see WAC 197-11-164)
- "Proposal" means a proposed action that may be an action and regulatory decision of an agency, or any action proposed by applicants. (see WAC 197-11-784)

## General Interpretation

Where a mitigation measure includes the words "shall" or "will," inclusion of that measure in project plans is mandatory in order to qualify a project as a Planned Action. Where "should" or "would" appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action.

Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

# Summary of Proposal, Alternatives, and Land Capacity

## Proposal and Alternatives

The proposal is to redevelop the Sunset Terrace public housing community and promote associated neighborhood growth and revitalization as part of a Planned Action. Redevelopment of the public housing community and adoption of a Planned Action Ordinance would encourage redevelopment in the Planned Action Study Area through land use transformation and growth, public service and infrastructure improvements, and a streamlined environmental review process. The Renton Housing Authority (RHA) is the proponent of the proposal's primary development action, redevelopment of the existing Sunset Terrace public housing community; however, RHA would likely redevelop the property in partnership with other public and private non-profit and for-profit developers and agencies. The City of Renton (City) is responsible for public service and infrastructure improvements for Sunset Terrace and the broader Sunset Area Community neighborhood, is the agency responsible for streamlining local permitting and environmental review through this Planned Action, and is the agency that would regulate private neighborhood redevelopment in accordance with its Comprehensive Plan and development regulations.

The City analyzed three alternatives (Alternatives 1, 2, and 3) as part of the Draft EIS to determine its Preferred Alternative. The Preferred Alternative is evaluated in the Final EIS. All four alternatives are described below.

*Alternative 1 (No Action).* RHA would develop affordable housing on two vacant properties, but it would not redevelop the Sunset Terrace public housing property. Very limited public investment would be implemented by the City, resulting in lesser redevelopment across the Planned Action Study Area. A Planned Action would not be designated. The No Action Alternative is required to be studied under NEPA and SEPA.

*Alternative 2.* This alternative represents a moderate level of growth in the Planned Action Study Area based on investment in mixed-income housing and mixed uses in the Potential Sunset Terrace Redevelopment Subarea, targeted infrastructure and public services throughout the Planned Action Study Area, and adoption of a Planned Action Ordinance.

*Alternative 3.* This alternative represents the highest level of growth in the Planned Action Study Area, based on investment in the Potential Sunset Terrace Redevelopment Subarea with a greater number dwellings developed in a mixed-income, mixed-use style, major public investment in study area infrastructure and services, and adoption of a Planned Action Ordinance.

*Preferred Alternative.* This alternative represents neighborhood growth similar to and slightly less than Alternative 3 in the Planned Action Study Area, based on investment in the Potential Sunset Terrace Redevelopment Subarea with a moderate number dwellings developed in a mixed-income, mixed-use style oriented around a larger park space and loop road, major public investment in study area infrastructure and services, and adoption of a Planned Action Ordinance.

## Land Capacity

To determine future growth scenarios for the next 20 years, a land capacity analysis was prepared. The alternatives produce different future growth estimates. Each would affect different amounts of property.

- Alternative 1 assumes that about 16% (35 acres) of the 213 net acres of Planned Action Study Area parcels would infill or redevelop.
- Alternative 2 assumes that about 32% (68 acres) of the Planned Action Study Area parcels would infill or redevelop.
- Alternative 3 assumes that approximately 40% (84 acres) of the Planned Action Study Area parcels would infill or redevelop.
- The Preferred Alternative assumes that approximately 40% (84 acres) of the Planned Action Study Area parcels would infill or redevelop.

The latter two alternatives – Alternative 3 and the Preferred Alternative which is similar – represent the higher growth levels studied in the EIS and differ by about 7%; these two alternatives are considered for the purposes of this mitigation document to be the “Planned Action Alternatives.” This mitigation document is based on the range of growth considered in the Planned Action Alternatives. More details on the components of the alternatives can be found in Final EIS Chapter 2.

**Table 1. Summary of Land Capacity— Planned Action Alternatives**

Dwelling Units/Jobs	Net New Growth	
	Alternative 3	Preferred Alternative
Dwelling units	2,506	2,339
Population	5,789	5,403
Employment SF	1,310,113	1,247,444–1,259,944
Jobs	3,330	3,154–3,192

## Location

The Sunset Terrace public housing community is generally bounded by Sunset Lane NE and Glenwood Avenue NE on the north, NE 10th Street on the east, NE Sunset Boulevard (State Route [SR] 900) on the south, and Edmonds Avenue NE on the west. See Attachment A of the Planned Action Ordinance.

The Sunset Terrace public housing community is part of the Sunset Area Community neighborhood. This broader neighborhood is the Planned Action Study Area considered in the EIS; it is generally bounded by NE 21st Street on the north, Monroe Avenue NE on the east, NE 7th Street on the south, and Edmonds Avenue NE. See Attachment A of the Planned Action Ordinance.

## Mitigation Document

Based on the EIS, this Mitigation Document identifies significant adverse environmental impacts that are anticipated to occur as a result of development of planned action projects. Mitigation measures identified in the EIS are reiterated here for inclusion in proposed projects to mitigate related impacts and to qualify as Planned Action projects.

Consistency review under the Planned Action, development plan review, and other permit approvals will be required for specific development actions under the Proposed Action pursuant to WAC 197-



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11-172. Additional project conditions may be imposed on planned action projects based upon the analysis of the proposal in relationship to independent requirements of the City, state or federal requirements or review criteria.

Any applicant for a project within the Planned Action area may propose alternative mitigation measures, if appropriate and/or as a result of changed circumstances, in order to allow equivalent substitute mitigation for identified impacts. Such modifications shall be evaluated by the City's SEPA Responsible Official prior to any project approvals by the City.

In combination, regulations applicable to each element of the environment and mitigation measures identified in the EIS and documented in this Mitigation Document that are applied to any planned action proposal will adequately mitigate all significant environmental impacts associated with planned action proposals, except for those impacts that are identified as "significant unavoidable adverse impacts."

Provided below for each element of the environment analyzed in the EIS for the proposed action are:

- (a) summary of significant environmental impacts (construction, operation, indirect and cumulative);
- (b) a summary of unavoidable adverse impacts;
- (c) mitigation measures established by this mitigation document for both the Planned Action Study Area as a whole as well as the Potential Sunset Terrace Redevelopment Subarea; and
- (d) a list of City policies/regulations on which mitigation measures are based.

Advisory notes are included at the end of the document to list the federal, state, and local laws that act as mitigation measures.

## 1. Earth

### Significant Impacts

**Table 2. Earth Significant Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Erosion could increase as a result of soil disturbance; however, much of the existing soils are glacial outwash materials with low erosion potential. Codified best management practices minimize the potential for both erosion and erosion transport to waterways.	Same as Planned Action Study Area
	Construction could require import and export of earth materials; however, with minimal planning and protection, the outwash soils in most of the study area could be reused as backfill, minimizing import and export.	Similar to Planned Action Study Area. The underlying glacial outwash soils have the highest potential for reuse within the Planned Action Study Area and consequently the subarea.
	There is an increased risk of landsliding	There are no mapped geologic hazards,

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	due to soil disturbance, changing drainage, or temporarily oversteepening slopes. However, a relatively small proportion of the study area is considered either steep slope or erosion hazard. Both the glacial outwash and till soils are generally strong and of low concern regarding slope instability.	and thus a low potential for impacts.
<i>Operations</i>	Active seismicity in the Planned Action Study Area would require that inhabited structures, including buildings, bridges, and water tanks, be designed to withstand seismic loading.	Same as Planned Action Study Area
<i>Indirect</i>	The major steep slope, erosion, and landslide hazard areas within the Planned Action Study Area extend beyond the study area boundaries. Development on the slope above (inside) the study area boundary could increase the risk of erosion and landsliding downslope (outside) of the study area.	There are no mapped geologic hazards, and thus a low potential for impacts.
<i>Cumulative</i>	Same as indirect impacts above; intensive development around this hazard area outside of the Planned Action Study Area by other projects is not currently anticipated, but could increase the risk of erosion and landsliding.	There are no mapped geologic hazards, and thus a low potential for impacts.

## Unavoidable Adverse Impacts

There are no significant unavoidable adverse earth impacts.

## Mitigation Measures

**Table 3. Earth Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
The following mitigation measures shall apply to development throughout the Planned Action Study Area.	Mitigation measures shall be the same as the Planned Action Study Area, except that there are no geologic hazard areas to avoid.
<ul style="list-style-type: none"> <li>Apply erosion-control best management practices (BMPs), as described in Appendix D of the <i>City of Renton Amendments to the King County Surface Water Design Manual</i><sup>1</sup>.</li> </ul>	

<sup>1</sup> City of Renton. 2010. *City of Renton Amendments to the King County Surface Water Design Manual*. February. Appendix D, Erosion and Sedimentation Control Standards.

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Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<ul style="list-style-type: none"><li>Limit development in geologic hazard areas and their buffers, or require rigorous engineered design to reduce the hazard, as currently codified.</li></ul> <p>Planned Action applicants shall identify in their applications the source of earth material to be used in construction and shall consider earth material reuse and provide information to the City regarding why earth material reuse is not feasible if it is not proposed. The City may condition the planned action application to provide for earth material reuse where feasible.</p>	

### Nexus

City of Renton Comprehensive Plan

RMC 4-3-050 Critical Areas Regulations

RMC 4-4-030 Development Guidelines and Regulations – General

RMC 4-4-060 Grading, Excavation and Mining Regulations

RMC 4-5-050 International Building Code

RMC 4-6-030 Drainage (Surface Water) Standards

## 2. Air Quality

### Significant Impacts

Table 4. Air Quality Significant Impacts

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Dust from excavation and grading could cause temporary, localized increases in the ambient concentrations of fugitive dust and suspended particulate matter.	Same as Planned Action Study Area
	Construction activities would likely require the use of diesel-powered, heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that could slightly degrade local air quality in the immediate vicinity of the activity.	Same as Planned Action Study Area
	Some construction activities could cause odors detectable to some	Same as Planned Action Study

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	people in the vicinity of the activity, especially during paving operations using tar and asphalt. Such odors would be short-term and localized.	Area
	Construction equipment and material hauling could temporarily increase traffic flow on city streets adjacent to a construction area. If construction delays traffic enough to significantly reduce travel speeds in the area, general traffic-related emissions would increase.	Same as Planned Action Study Area
<i>Operations</i>		
Emissions from Commercial Operations	Stationary equipment, mechanical equipment, and trucks at loading docks at office and retail buildings could cause air pollution issues at adjacent residential property. However, new commercial facilities would be required to register their pollutant-emitting equipment and to use best available control technology to minimize emissions.	Same as Planned Action Study Area
Emissions From Vehicle Travel	Tailpipe emissions from vehicles would be the major source of air pollutant emissions associated with growth. The net increases in vehicle miles travelled (VMT) forecast as a result of Planned Action alternatives are inconsequential small compared to the Puget Sound regional VMT and its implied impact on regional emissions and photochemical smog. This would not alter Puget Sound Regional Council's conclusion that future regional emissions will be less than the allowable emissions budgets of air quality maintenance plans.	The forecasted VMT from the subarea is only a small fraction of the Puget Sound regional totals. Future emissions from increased population and motor vehicles in the subarea would not cause significant regional air quality impacts.

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
Air Quality Attainment Status	Land use density and population would increase in the Planned Action Study Area; however, these increases represent only a small fraction of the Puget Sound regional totals. Furthermore, this alternative would not result in land use changes that include unusual industrial developments. Therefore, development in the Planned Action Study Area would not cause a substantial increase in air quality concentrations that would result in a change in air quality attainment status.	Same as Planned Action Study Area.
Greenhouse Gas Emissions: Study Area and Subarea	Planned Action alternatives are estimated to result in this alternative would result in an estimated 43,050 to 45,766 metric tons/year of greenhouse gas (GHG) emissions for the Planned Action Study Area.	Planned Action Alternatives would result in an estimated 3,760 to 6,612 metric tons/year of GHG emissions.
Outdoor Air Toxics	The Planned Action Study Area is in a mixed-use residential and commercial zone that does not include unusual sources of toxic air pollutants. The major arterial street through the Planned Action Study Area (NE Sunset Boulevard) does not carry an unusually high percentage of heavy-duty truck traffic. Thus, the Planned Action Alternatives would not expose existing or future residents to disproportionately high concentrations of toxic air pollutants generated by local emission sources.	Impacts on outdoor air toxics would be similar to those described for the Planned Action Study Area.
Indoor Air Toxics	See Potential Sunset Terrace Redevelopment Subarea	RHA development would be constructed according to local building codes that require adequate insulation and ventilation. Regardless, studies have shown that residents at lower-income developments often suffer higher rates of respiratory ailments than the general public. Therefore, the City and RHA will explore measures to improve indoor air quality beyond what is normally

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
		achieved by simply complying with building codes.
<i>Indirect and Cumulative</i>		
Greenhouse Gas Emissions: Subarea, Study Area, and Region	With the highest level of transit-oriented development in the study area of the studied alternatives, Planned Action Alternatives would provide the greatest regional GHG emission reductions, a net reduction of 3,907-4,164 metric tons/year, compared with the No Action Alternative studied in the EIS.	With the highest level of transit-oriented development in the subarea of the alternatives studied, Planned Action Alternatives would provide the greatest reduction in regional GHG emissions, a net reduction of 150-467 metric tons/year, compared with the No Action Alternative studied in the EIS.

## Unavoidable Adverse Impacts

No significant unavoidable adverse impacts on regional or local air quality are anticipated. Temporary, localized dust and odor impacts could occur during the construction activities. The regulations and mitigation measures described below are adequate to mitigate any adverse impacts anticipated to occur as a result of study area growth increases.

## Mitigation Measures

**Table 5. Air Quality Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p><i>Construction Emission Control</i></p> <p>The City shall require all construction contractors to implement air quality control plans for construction activities in the study area. The air quality control plans shall include BMPs to control fugitive dust and odors emitted by diesel construction equipment.</p> <p>The following BMPs shall be used to control fugitive dust.</p> <ul style="list-style-type: none"> <li>• Use water sprays or other non-toxic dust control methods on unpaved roadways.</li> <li>• Minimize vehicle speed while traveling on unpaved surfaces.</li> <li>• Prevent trackout of mud onto public streets.</li> <li>• Cover soil piles when practical.</li> <li>• Minimize work during periods of high winds when practical.</li> </ul>	<p>In addition to the mitigation measures for air quality described under the Planned Action Study Area, the following mitigation measures apply:</p> <ul style="list-style-type: none"> <li>• Should the phases of the Potential Sunset Terrace Redevelopment Subarea occur concurrently rather than in a phased and sequential manner, the City and RHA will consider adding the Northeast Diesel Collaborative Diesel Emission Controls in Construction Projects – Model Contract Specifications or an equivalent approach<sup>2</sup> as additional mitigation measures.</li> <li>• The City and RHA and other public or private applicants within the subarea should explore measures to improve indoor air quality beyond what is normally achieved by simply complying with building codes. For example, grant programs such as the Breath Easy Homes program could provide funding to foster construction methods that reduce dust, mold,</li> </ul>

<sup>2</sup> Northeast Diesel Collaborative. December 2010. Diesel Emission Controls in Construction Projects, Model Contract Specification. Available: <<http://www.northeastdiesel.org/pdf/NEDC-Construction-Contract-Spec.pdf>> Accessed: March 14, 2011.

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>The following mitigation measures shall be used to minimize air quality and odor issues caused by tailpipe emissions.</p> <ul style="list-style-type: none"> <li>• Maintain the engines of construction equipment according to manufacturers' specifications.</li> <li>• Minimize idling of equipment while the equipment is not in use.</li> </ul> <p>Where feasible, Applicants shall schedule haul traffic during off-peak times (e.g., between 9:00 a.m. and 4:00 p.m.) to have the least effect on traffic and to minimize indirect increases in traffic related emissions. This shall be determined as part of traffic control plans required in Section 14 of this mitigation document.</p> <p>Burning of slash or demolition debris shall not be permitted without express approval from Puget Sound Clean Air Agency (PSCAA). No slash burning is anticipated for any construction projects in the Planned Action Study Area.</p> <p><i>Greenhouse Gas Reduction Measures</i></p> <p>Please see text and Table 6 below.</p>	<p>and air toxics concentrations in the homes, such as the following:</p> <ul style="list-style-type: none"> <li>○ use of low-VOC [volatile organic compounds] building materials and coatings,</li> <li>○ enhanced building ventilation and room air filtration, and</li> <li>○ installation of dust-free floor materials and low-pile carpeting to reduce dust buildup.</li> </ul> <ul style="list-style-type: none"> <li>• Planned Action applicants for residential developments shall provide information regarding the feasibility and applicability of indoor air quality measures. The City may condition Planned Action applications to incorporate feasible indoor air quality measures.</li> </ul>

## Greenhouse Gas Reduction Measures

The City shall require development applicants to consider the reduction measures shown in Table 6 for their projects, and as part of their application explain what reduction measures are included and why other measures found in the table are not included or are not applicable. The City may condition Planned Action applications to incorporate feasible GHG reduction measures.

**Table 6. Potential Greenhouse Gas Reduction Measures**

Reduction Measures	Comments
<b>Site Design</b>	
Plant trees and vegetation near structures to shade buildings.	Reduces on-site fuel combustion emissions and purchased electricity, and enhances carbon sinks.
Minimize building footprint.	Reduces on-site fuel combustion emissions and purchased electricity consumption, materials used, maintenance, land disturbance, and direct construction emissions.
Design water efficient landscaping.	Minimizes water consumption, purchased energy, and upstream emissions from water management.
Minimize energy use through building orientation.	Reduces on-site fuel combustion emissions and purchased electricity consumption.
<b>Building Design and Operations</b>	
Construct buildings according to City of Seattle energy code.	The City of Seattle code is more stringent than the current City of Renton building code.

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Reduction Measures	Comments
Apply Leadership in Energy and Environmental Design (LEED) standards (or equivalent) for design and operations.	Reduces on-site fuel combustion emissions and off-site/indirect purchased electricity, water use, waste disposal.
Purchase Energy Star equipment and appliances for public agency use.	Reduces on-site fuel combustion emissions and purchased electricity consumption.
Incorporate on-site renewable energy production, including installation of photovoltaic cells or other solar options.	Reduces on-site fuel combustion emissions and purchased electricity consumption.
Design street lights to use energy-efficient bulbs and fixtures.	Reduces purchased electricity.
Construct "green roofs" and use high-albedo roofing materials.	Reduces on-site fuel combustion emissions and purchased electricity consumption.
Install high-efficiency heating, ventilation, and air-conditioning (HVAC) systems.	Minimizes fuel combustion and purchased electricity consumption.
Eliminate or reduce use of refrigerants in HVAC systems.	Reduces fugitive emissions. Compare refrigerant usage before/after to determine GHG reduction.
Maximize interior day lighting through floor plates, increased building perimeter and use of skylights, celestories, and light wells.	Increases natural/day lighting initiatives and reduces purchased electrical energy consumption.
Incorporate energy efficiency technology such as super insulation motion sensors for lighting and climate-control-efficient, directed exterior lighting.	Reduces fuel combustion and purchased electricity consumption.
Use water-conserving fixtures that surpass building code requirements.	Reduces water consumption.
Reuse gray water and/or collect and reuse rainwater.	Reduces water consumption with its indirect upstream electricity requirements.
Use recycled building materials and products.	Reduces extraction of purchased materials, possibly reduces transportation of materials, encourages recycling and reduction of solid waste disposal.
Use building materials that are extracted and/or manufactured within the region.	Reduces transportation of purchased materials.
Use rapidly renewable building materials.	Reduces emissions from extraction of purchased materials.
Conduct third-party building commissioning to ensure energy performance.	Reduces fuel combustion and purchased electricity consumption.
Track energy performance of building and develop strategy to maintain efficiency.	Reduces fuel combustion and purchased electricity consumption.
<b>Transportation</b>	
Size parking capacity to not exceed local parking requirements and, where possible, seek reductions in parking supply through special permits or waivers.	Reduced parking discourages auto-dependent travel, encouraging alternative modes such as transit, walking, and biking. Reduces direct and indirect VMT.
Develop and implement a marketing/information program that includes posting and distribution of ridesharing/transit information.	Reduces direct and indirect VMT.



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Reduction Measures	Comments
Subsidize transit passes. Reduce employee trips during peak periods through alternative work schedules, telecommuting, and/or flex time. Provide a guaranteed-ride-home program.	Reduces employee VMT.
Provide bicycle storage and showers/changing rooms.	Reduces employee VMT.
Use traffic signalization and coordination to improve traffic flow and support pedestrian and bicycle safety.	Reduces transportation emissions and VMT.
Apply advanced technology systems and management strategies to improve operational efficiency of local streets.	Reduces emissions from transportation by minimizing idling and maximizing transportation routes/systems for fuel efficiency.
Develop shuttle systems around business district parking garages to reduce congestion and create shorter commutes.	Reduces idling fuel emissions and direct and indirect VMT.
Source: Washington State Department of Ecology 2008b VMT = vehicle miles travelled.	

### Nexus

City of Renton Comprehensive Plan

RMC 4-4-030 Development Guidelines and Regulations – General

RMC 4-4-060 Grading, Excavation and Mining Regulations

## 3. Water Resources

### Significant Impacts

**Table 7. Water Resources Significant Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Construction impacts on water resources would be addressed through compliance with Core Requirement #5 for Erosion and Sediment Control in the Renton Stormwater Manual and compliance with Ecology's NPDES Construction Stormwater General Permit, if the project results in 1 acre or more of land-disturbing activity. Also see Section 1, Earth, above.	Same as Planned Action Study Area

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Operations</i>		
Water Quality and Land Cover	<p>Implementation of the green connections and the NE Sunset Boulevard reconstruction project is estimated to result in a net reduction of approximately 14.7-15.7 acres of untreated pollution-generating impervious area and approximately 3.1-6.6 acres of effective impervious area.</p> <p>Exclusive of the Sunset Terrace Redevelopment Subarea the net change in pollutant generating surfaces is approximately 40-42 acres reduction. Exclusive of the Sunset Terrace Redevelopment Subarea, the net change in effective impervious area would be an increase of approximately 1.3 acres (0.8%) to 4.24 (2.6%) from existing conditions.</p> <p>Considering the reduction in the Potential Sunset Terrace Redevelopment Subarea as well as the overall Planned Action Study Area, the net change in effective impervious area would be smaller at 0.75-3.17.</p>	<p>All untreated pollution-generating impervious surfaces within the subarea would be eliminated, resulting in a reduction of 1.83 acres of untreated pollution-generating surface from the Johns Creek Basin. The estimated change in effective impervious area would result in a decrease of approximately 0.51 acre (11%) to 1.07 acres (23%) compared to existing conditions.</p>
<i>Indirect and Cumulative</i>	<p>The operations analysis above presents cumulative impacts in terms of total impervious surfaces and potential water quantity and quality impacts, as well as indirect impacts on receiving water bodies outside of the study area. The Planned Action Alternatives would implement a drainage master plan and mitigation would be provided in advance through the self-mitigating public stormwater infrastructure features including a combination of green connections, regional stormwater flow control, and possible public-private partnership opportunities for retrofits.</p>	<p>Same as the Planned Action Study area. In particular, the City proposes to construct a regional stormwater facility that would be designed to maintain active and open recreation space allowing water to be treated within a series of distributed of small integrated rain gardens along the edge of the proposed Sunset Terrace Park and connecting the subsurface to an underground infiltration bed beneath open space. This will mitigate impacts in the subarea as well as portions of the larger Planned Action Study Area.</p>

## Unavoidable Adverse Impacts

None of the alternatives would have significant unavoidable adverse impacts on water resources, because the redevelopment would likely result in an improvement of runoff and recharge water quality. In addition, the net change in effective impervious area can be adequately mitigated through the self-mitigating features of the Planned Action alternatives and through implementation of the stormwater code, as described below.

## Mitigation Measures

All of the alternatives would involve redevelopment and reduction of existing pollution-generating impervious surfaces in the Planned Action Study Area. In addition, per the requirements of the stormwater code, the redeveloped properties would be required to provide water quality treatment for all remaining pollution-generating impervious surfaces. The net reduction in untreated pollution-generating impervious surfaces throughout the study area is, therefore, considered to result in a net benefit to surface water quality. Each of the alternatives would result in a slight increase in the effective impervious area of the Planned Action Study Area.

Self mitigating features of the Planned Action Alternatives are listed below:

- Under Alternative 3, mitigation would be provided in advance or incrementally through the self-mitigating public stormwater infrastructure features including a combination of green connections, regional stormwater flow control, and possible public-private partnership opportunities for retrofits. Conceptual design and planning of the public stormwater infrastructure would be developed under a drainage master plan for the Study Area. It could be developed in advance of (likely through grants or city funds) or incrementally as development occurs depending on opportunity costs of constructing the improvements. The extent and form of the public infrastructure projects would be refined through the drainage master plan development and further design. The goal under Alternative 3 would be to provide sufficient advance public infrastructure improvements to balance the anticipated increase in effective impervious area. This strategy would only require that future developments implement flow-control BMPs, but could eliminate on-site flow control through a development fee or similar funding structure to compensate for the off-site mitigation provided by the public infrastructure investment.
- The Preferred Alternative mitigation would be similar to Alternative 3. Harrington Avenue NE, including portions of NE 16th and NE 9th streets, has been identified as a high priority Green Connection project. This corridor would be enhanced by narrowing through-traffic lanes to calm traffic, create wide planter areas to accommodate large trees and rain gardens to mitigate stormwater runoff, and create wider sidewalks. This project would be implemented as a public infrastructure retrofit project pending available funds. The remaining green connections projects would likely be implemented as revised roadway standards to require incremental redevelopment of the frontage as redevelopment occurs (constructed either by future developers or the City, depending on availability of funds). In addition to the Green Connections projects, the City will implement regional detention/retention improvements to provide advance mitigation for future increases in impervious area that could result from redevelopment. Locations of the regional facilities would include the western margin of the newly created park at Sunset Terrace and/or the northern corner of Highlands Park (beyond the outfield of the existing baseball/softball field). A drainage master plan will be developed for the Preferred Alternative.

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Planned Actions shall implement the City's adopted Sunset Area Surface Water Master Plan, and associated street frontage improvements, and be consistent with the City stormwater regulations in effect at the time of application. Planned Action applicants shall also demonstrate compliance with RMC 4-1-180 Charges for Equitable Share of Public Works Facilities.

### Nexus

City of Renton Comprehensive Plan

RMC 4-3-050 Critical Areas Regulations

RMC 4-4-030 Development Guidelines and Regulations – General

RMC 4-6-030 Drainage (Surface Water) Standards

RMC 4-6-060 Street Standards

## 4. Plants and Animals

### Significant Impacts

**Table 8. Plants and Animals Significant Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Individual redevelopment projects would result in short-term loss of vegetation cover, along with noise and activity levels that would result in little or no use of the construction areas by wildlife during the period of construction. Redevelopment actions would be required to comply, during construction, with City regulations requiring temporary erosion and sedimentation controls to prevent water quality impacts from work site stormwater runoff.	Same as Planned Action Study Area
<i>Operations</i>	Redevelopment activities that would be facilitated under the planned action ordinance would have a limited effect on plant or wildlife habitat in the Planned Action Study Area. New development being designed as Low Impact Development (LID) is likely to result in a measurable decline in total vegetated area, accompanied by a measurable improvement in	Same as Planned Action Study Area

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	<p>plant diversity and quality of the remaining habitat.</p> <p>Green connections and urban forestry plans offset to some degree by greater redevelopment, the net result is likely to be a reduction in habitat connectivity and a decline in total vegetated area, albeit with some improvement in plant diversity and quality of the remaining habitat.</p> <p>Largely due to the absence of impacts on special-status species, effects on wildlife would be less than significant.</p>	
<i>Indirect</i>	<p>Planned Action Alternatives would result in an indirect impact on plants and wildlife by contributing to a substantial increase in the human population within the area. This can be expected to result in effects such as increased wildlife mortality due to road kill and predation by pets, and reduced wildlife diversity due to increases in opportunistic species such as starlings, crows, and rats. These indirect impacts can be expected to result in reduced numbers, vigor, and diversity of plant and wildlife species.</p> <p>The stormwater commitments incorporated in Planned Action Alternatives would be sufficient to avoid substantial impacts on aquatic habitats and fish.</p>	Same as Planned Action Study Area
<i>Cumulative</i>	No impact	No impact

## Unavoidable Adverse Impacts

No significant unavoidable adverse impacts would occur for plants and animals under any alternative.

## Mitigation Measures

With implementation of proposed stormwater features or standards, no mitigation is required.

## Nexus

City of Renton Comprehensive Plan

RMC 4-6-030 Drainage (Surface Water) Standards

RMC 4-3-050 Critical Areas Regulations

RMC 4-4-030 Development Guidelines and Regulations – General

RMC 4-4-130 Tree Retention and Land Clearing Regulations

## 5. Energy

### Significant Impacts

**Table 9. Energy Significant Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	During construction, energy would be consumed by demolition and reconstruction activities. These activities would include the manufacture of construction materials, transport of construction materials to and from the construction site, and operation of machinery during demolition and construction.	Same as Planned Action Study Area
<i>Operations</i>		
Energy Usage: Study Area and Subarea	The annual energy usage is estimated at 255,845 to 275,529 million British thermal units (Btu).	The annual energy usage is estimated at 21,338 to 43,654 million British thermal units (Btu).
<i>Indirect and Cumulative</i>		
Energy Usage: Subarea, Study Area, and Region	With high levels of transit-oriented and high-density development the Planned Action Alternatives would provide the greatest estimated regional energy usage reduction for the study area compared to the No Action Alternative: 26,383 to 29,194 million Btu.	With high levels of transit-oriented and high-density development the Planned Action Alternatives would provide the greatest estimated regional energy usage reduction for the subarea compared to the No Action Alternative: 1,145 to 3,624 million Btu.

### Unavoidable Adverse Impacts

Additional energy would be consumed and would contribute to increases in demand associated with the growth and development of the region. As described in the Utilities Element of the City Comprehensive Plan, it is anticipated that existing and planned infrastructure of affected energy utilities could accommodate growth. Energy conservation features would be incorporated into

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building design as required by the current City building codes. For the Potential Sunset Terrace Redevelopment Subarea, HUD encourages public housing authorities such as RHA to use Energy Star, renewable energy, and green construction practices in public housing. As such, no significant unavoidable adverse impacts on energy use are anticipated.

## Mitigation Measures

**Table 10. Energy Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>Although the growth and development would result in increased energy demand in the Planned Action Study Area under all of the alternatives, expanding the beneficial transit-oriented development and high-density housing development within the study area would reduce regional energy usage. Therefore, all alternatives would provide a net benefit rather than adverse impact with regards to energy usage. However, to further reduce energy consumption, the City shall encourage future developers to implement additional trip-reduction measures and energy conservation measures. For example, energy and GHG reductions can be achieved through implementation of the following energy conservation techniques or equivalent approaches.</p> <ul style="list-style-type: none"> <li>• An energy reduction of 12% can be achieved by implementing sufficient strategies established by the Northwest Energy Star Homes program for multifamily residential buildings. The Northwest ENERGY STAR Homes program (U.S. Environmental Protection Agency 2010) is designed to help builders construct energy-efficient homes in Washington, Oregon, Idaho, and Montana to meet energy-efficiency guidelines set forth by the EPA.</li> <li>• An energy reduction of 10% would comply with Seattle Energy Code for non-residential buildings.</li> </ul> <p>See also Air Quality mitigation measures. The City shall require development applicants to consider trip-reduction measures and energy conservation, and as part of their application explain what reduction measures are included and which ones are not included (based on that are part of Table 6 or Table 10). The City may condition Planned Action applications to incorporate feasible trip reduction and energy conservation measures.</p>	<p>In addition to the mitigation measures described for the Planned Action Study Area, according to the King County proposed GHG reduction regulation, energy reductions can be provided with the implementation of the following basic requirements of the <i>American Society of Heating, Refrigerating and Air-Conditioning Engineers Advanced Buildings Core Performance Guide</i> for residential and non-residential building in the subarea:</p> <ul style="list-style-type: none"> <li>• 30% energy reduction for residential dwelling that are 50% of average size; and 15% energy reduction for residential dwelling that are 75% of average size; and</li> <li>• 12% energy reduction for office, school, retail, and public assembly buildings that are smaller than 100,000 square feet in floor area.</li> </ul>

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City of Renton Comprehensive Plan



RMC 4-5-051 Washington State Energy Code Adopted

## 6. Noise

### Significant Impacts

Table 11. Noise Significant Impacts

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Development in the study area would require demolition and construction activity, which would temporarily increase noise levels at residences close to the development site. This type of activity could cause annoyance and speech interference at outdoor locations adjacent to the construction sites, and could cause discernible noise.	Same as Planned Action Study Area
<i>Operations</i>		
Noise from New Commercial Operations	Unless properly controlled, mechanical equipment (e.g., rooftop air conditioning units) and trucks at loading docks of office and retail buildings in the study area could cause ambient noise levels at nearby residential housing units to exceed the City noise ordinance limits.	Same as Planned Action Study Area
<i>Indirect and Cumulative</i>		
Noise from Increased Traffic: Proposal with Future Traffic Levels	For most residents adjacent to roadways in the study area, increased traffic would result in the greatest increase in ambient noise levels, caused by moving traffic and vehicles idling at intersections. Development would result in noise increase from vehicles traveling on NE Sunset Boulevard and local streets.	Development would result in noise increase from vehicles traveling on NE Sunset Boulevard and local streets. The estimated day-night noise levels from NE Sunset Boulevard at the adjacent buildings indicates they would be exposed to "normally unacceptable" noise levels exceeding U.S. Department of Housing and Urban Development's (HUD's) outdoor day-night noise criterion of 65 dBA. The noise levels at these first row residential dwellings currently exceed the HUD noise criterion and would continue to exceed

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
		the criterion under Planned Action Alternatives.

## Unavoidable Adverse Impacts

No significant unavoidable adverse construction or operational traffic noise impacts are anticipated in the Planned Action Study Area with the implementation of mitigation measures noted below. No significant unavoidable adverse traffic noise impacts are anticipated at residences along NE Sunset Boulevard in the Planned Action Study Area per WSDOT criteria, because the noise increase caused by NE Sunset Boulevard traffic is less than the WSDOT "substantial increase" impact threshold.

Portions of the Potential Sunset Terrace Redevelopment Subarea, even under existing conditions and the No Action Alternative, would be deemed normally unacceptable under the HUD noise criteria without implementation of noise attenuation mitigation, due to traffic noise from the adjacent street (NE Sunset Boulevard). No significant unavoidable adverse noise impacts are anticipated in this subarea, if the noise control measures noted below are implemented to reduce anticipated future traffic noise to levels suitable for residential uses under the HUD criteria.

## Mitigation Measures

**Table 12. Noise Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p><i>Construction Noise</i></p> <p>To reduce construction noise at nearby receivers, the following mitigation measures shall be incorporated by Planned Action applicants into construction plans and contractor specifications.</p> <ul style="list-style-type: none"> <li>• Locate stationary equipment away from receiving properties.</li> <li>• Erect portable noise barriers around loud stationary equipment located near sensitive receivers.</li> <li>• Limit construction activities to between 7:00 a.m. and 10:00 p.m. to avoid sensitive nighttime hours.</li> <li>• Turn off idling construction equipment.</li> <li>• Require contractors to rigorously maintain all equipment.</li> <li>• Train construction crews to avoid unnecessarily loud actions (e.g., dropping bundles of rebar onto the ground or dragging steel plates across pavement) near noise-sensitive areas.</li> </ul> <p><i>New Commercial Operation Noise</i></p> <p>The City shall require all prospective future</p>	<p>Mitigation measures described in the Planned Action Study Area would also apply to this subarea.</p> <p>Site design approaches shall be incorporated to reduce potential noise impacts including the following.</p> <ul style="list-style-type: none"> <li>• Concentrating park and open space uses are away from NE Sunset Boulevard.</li> <li>• Where park and open space uses must be located near NE Sunset Boulevard, avoiding activities that require easily understood conversation (e.g., instructional classes), or other uses where quiet conditions are required for the primary function of the activity.</li> <li>• Allowing for balconies on exterior facing units only if they do not open to a bedroom.</li> </ul> <p>According to HUD noise guidebook, noise attenuation from various building materials are calculated using sound transmission class (STC) rating. Although the standard construction approaches can normally achieve the STC rating of more than 24 dBA as demonstrated in Final EIS Appendix E, the City shall require a STC rating of 30 dBA reduction for these first row residential</p>

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>developers to use low-noise mechanical equipment adequate to ensure compliance with the City's daytime and nighttime noise ordinance limits where commercial uses are abutting residential uses and where there is a potential to exceed noise ordinance limits. Depending on the nature of the proposed development, the City shall require the developer to conduct a noise impact study to forecast future noise levels and to specify appropriate noise control measures. Compliance with the noise ordinance would ensure this potential impact would not be significant.</p> <p><i>Traffic Noise Mitigation</i></p> <p>Although traffic noise is exempt from City noise ordinance, based on site-specific considerations, the City may at its discretion require the new development to install double-pane glass windows or other building insulation measures using its authority under the Washington State Energy Code (RMC 4-5-040).</p>	<p>dwellings because the HUD noise guidebook shows that the sound reduction achieved by different techniques may be a little optimistic<sup>3</sup>.</p>

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RMC 4-4-030 Development Guidelines and Regulations – General

RMC 4-4-060 Grading, Excavation and Mining Regulations

RMC Title 8 Chapter 7 Noise Level Regulations

## 7. Environmental Health

### Significant Impacts

**Table 13. Environmental Health Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	<p>Potential construction impacts include releasing existing contaminants to the environment by ground-disturbing or dewatering activities, encountering underground storage tanks (USTs) or leaking USTs, generating hazardous building materials that require</p>	<p>Existing subsurface contaminations have not been identified on the redevelopable properties and, therefore, are not expected to be encountered during construction. Hazardous building materials such as lead-based paint and asbestos-containing materials (ACMs)</p>

<sup>3</sup> HUD noise guidebook, Chapter 4, page 33" ... use the STC ratings with a bit of caution and remain aware of the possible 2-3 dB overstating that you may get with the STC rating system."

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	special disposal, and accidentally releasing hazardous substances.	could be generated from demolition of the existing Sunset Terrace buildings. If there are lead-based paints or ACMs at the complex, appropriate permits and precautions would be required. Accidental release of hazardous substances during construction could still occur as in all construction projects.
<i>Operations</i>	If development occurs on contaminated sites, where appropriate clean-up measures were not completed or residual contaminations were present, then there is a potential risk to public health for people using the site.	No impact
<i>Indirect</i>	No impact	No impact
<i>Cumulative</i>	No impact	No impact

### Unavoidable Adverse Impacts

No significant unavoidable adverse impacts are identified at the programmatic level throughout the Planned Study Area or for the Sunset Terrace Redevelopment Subarea for any of the studied alternatives. Contaminated sites would be avoided during project design when possible; implementing the mitigation approaches described below would minimize or eliminate adverse effects on human health and the environment.

### Mitigation Measures

**Table 14. Environmental Health Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<ul style="list-style-type: none"> <li>Since encountering unreported spills or unreported underground fuel tanks is a risk when performing construction, contractors shall be required to provide hazardous materials awareness training to all grading and excavation crews on how to identify any suspected contaminated soil or groundwater, and how to alert supervisors in the event of suspected contaminated material. Signs of potential contaminated soil include stained soil, odors, oily sheen, or the presence of debris.</li> <li>Contractors shall be required to implement a contingency plan to identify, segregate, and dispose of hazardous waste in full</li> </ul>	The construction and operation mitigation measures identified for the Planned Action Study Area are applicable to the subarea.

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Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>accordance with the Model Toxics Control Act (MTCA)(WAC 173-340) and the Dangerous Waste (WAC 173-303) regulations.</p>	
<ul style="list-style-type: none"> <li>Contractors shall be required to develop and implement the Stormwater Pollution Prevention Plan, BMPs, and other permit conditions to minimize the potential for a release of hazardous materials to soil, groundwater, or surface water during construction.</li> <li>Contractors shall be required to follow careful construction practices to protect against hazardous materials spills from routine equipment operation during construction; prepare and maintain a current spill prevention, control, and countermeasure plan, and have an individual on site designated as an emergency coordinator; and understand and use proper hazardous materials storage and handling procedures and emergency procedures, including proper spill notification and response requirements.</li> <li>All asbestos-containing materials (ACM) and lead-based paint will be identified in structures prior to demolition activities in accordance with 24 CFR Part 35. If ACM or lead-based paint is identified, appropriately trained and licensed personnel will contain, remove, and properly dispose of the ACM and/or lead-based paint material according to federal and state regulations prior to demolition of the affected area.</li> <li>If warranted, contractors shall conduct additional studies to locate undocumented underground storage tank (USTs) and fuel lines before construction of specific development projects (areas of concern include current and former commercial and residential structures) and will permanently decommission and properly remove USTs from project sites before commencing general construction activities.</li> <li>Prior to acquisition of known or potentially contaminated property, the City shall require appropriate due diligence be performed to identify the presence and extent of soil or groundwater</li> </ul>	

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Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
contamination. This can help to prevent or manage liabilities for any long-term clean-up activities that might be ongoing during project operations. If contamination is discovered, the project proponent will comply with all state and federal regulations for contaminated sites.	

## Nexus

City of Renton Comprehensive Plan

RMC 4-4-030 Development Guidelines and Regulations – General

RMC Title 4 Chapter 5 Building and Fire Prevention Standards

## 8. Land Use

### Significant Impacts

**Table 15. Land Use Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	The incremental nature of development over the planning period would minimize the number of nearby residents exposed to temporary construction impacts including dust emissions, noise, construction traffic, and sporadic interference with access to adjacent residences and businesses.	Same as Planned Action Study Area
<i>Operations</i>		
Land Use Patterns	Planned Action Alternatives would provide more than 2,300 to 2,500 dwelling units and 1.2 to 1.3 million square feet of commercial space compared to existing conditions. Redevelopment would provide more commercial development than residential development. This alternative would also provide more than two times as many residential dwellings as currently exist in the study area.	Planned Action Alternatives would provide about 266-479 more dwelling units than existing conditions in a mixed-use development that integrates commercial and civic spaces.
Plans and Policies	Planned Action Alternatives provide the greatest degree of	Planned Action Alternatives provide the greatest degree of

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Indirect and Cumulative</i>	consistency among the alternatives with the City Comprehensive Plan goals, objectives, and policies by implementing the development types envisioned in the City's land use and zoning designations within the study area. Anticipated growth would help the City meet its 2031 housing and employment targets.	consistency with the City's land use element goals and policies of all alternatives by promoting the redevelopment of the Sunset Terrace public housing community. It also does more than other alternatives to develop the Center Village. Development in the subarea under this alternative has a similar consistency as the study area for other City goals and policies, providing a greater degree of consistency with those goals and policies than other alternatives.
	Public investments would need to be accounted for in amendments to the City's Transportation and Capital Facilities elements.  No indirect or cumulative land use impacts are anticipated outside the study area. The City applies its policies and development regulations to create a planned land use pattern. Density is most intense at the center of the study area and least along its boundaries with single-family residential land use patterns; it is unlikely to alter patterns or plans along the edges of the study area. The City will, as part of its regular comprehensive plan review and amendment updates, control the monitoring, evaluation, and amendment process.	Redevelopment of the subarea under this alternative would serve as an incentive for other redevelopment opportunities near the study area.

### Unavoidable Adverse Impacts

Although intensification of land uses in the Planned Action Study Area, including the Potential Sunset Terrace Redevelopment Subarea, would occur and density would increase, this change would be consistent with applicable plans, zoning, and land use character. Plan consistency can be addressed by Comprehensive Plan amendments using the City's legislative process. Therefore, there would be no significant adverse impacts.

### Mitigation Measures

**Table 16. Land Use Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
Under all alternatives, the City shall require planned action applicants to implement appropriate construction mitigation measures, including but not limited to dust control and	Construction mitigation would be the same as described under the Planned Action Study Area. The City and RHA should coordinate on future

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>construction traffic management.</p> <p>The City should make efforts to minimize property acquisition that affects buildings as part of its refinement of study area streetscape designs while balancing Complete Streets principles.</p> <p>As part of the Planned Action Ordinance adoption process, the City should amend its Comprehensive Plan's Transportation and Capital Facilities elements to ensure that planned public investments and their funding sources are accounted for and programmed.</p>	<p>Sunset Terrace redevelopment and Planned Action Study Area streetscape improvements to ensure that property acquisition that affects buildings is minimized.</p> <p>The City shall require construction plans to:</p> <ul style="list-style-type: none"> <li>• Locate the majority of the most intensive non-residential development along or near NE Sunset Boulevard, where possible.</li> <li>• Implement proposed open space and landscape features to offset the proposed intensification of land uses on the site.</li> <li>• Provide new opportunities for public open space area.</li> <li>• As part of site design, emphasize transitions in density, with less intense densities where abutting lower-intensity zones.</li> </ul>

## Nexus

City of Renton Comprehensive Plan

RMC Title 4 Chapter 2 Zoning Districts – Uses and Standards

## 9. Socioeconomics

### Significant Impacts

**Table 17. Socioeconomics Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	<p>Construction activities could temporarily increase congestion and reduce parking, local access for businesses and residents, and access near the construction activities, which could negatively affect businesses; however, businesses located close to construction activities could experience an increase in revenue from spending by construction workers.</p>	<p>The demolition of the Sunset Terrace complex to allow for the subarea redevelopment would require the relocation of the tenants.</p> <p>Moreover, the relocation of the tenants could affect some local businesses during construction, if the tenants are relocated outside of the immediate area; however, since the total number of relocations represents a small portion of the overall population any impact would likely be small in scale.</p>
<i>Operations</i>	<p>The higher number of dwelling units and jobs would result in greater intensities in development</p>	<p>The Planned Action Alternatives would increase dwelling units and jobs by 266-479 net dwelling</p>



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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	and economic benefits. Improvements in the streetscape along NE Sunset Boulevard and the other civic and infrastructure improvements would make the study area more desirable to investment, which could lead to additional opportunities for employment as more businesses are attracted to the study area. The facilities that would be added under Alternative 3 include a family village and a wider reconstruction of NE Sunset Boulevard. The family village would include housing, education, recreation, and supportive services that would be designed to promote a healthy and walkable neighborhood.	units and 79- 117 jobs. The subarea would be developed with new park, street, and civic improvements that would promote a healthy and walkable neighborhood.
<i>Indirect</i>	Construction spending would result in positive indirect effects on the economic elements of employment and income in the study area and the regional economy as businesses that support the construction effort would likely see increased spending. The additional public and private investment and associated economic benefits would be greater due to the increased spending.	Increased spending is anticipated with the mixture of affordable and market-rate units, which would result in positive impacts on the businesses in the area as well as local tax revenues.
<i>Cumulative</i>	Cumulative effects would be positive with the addition of new development that would continue to enhance the area and continue to improve the neighborhood vitality.	As the area changes and new housing is provided, no existing public units would be lost and improvements in the neighborhood would likely continue as new developments are constructed.

## Unavoidable Adverse Impacts

No long-term significant unavoidable adverse impacts are anticipated. Planned Action alternatives would encourage new development in the both the Planned Action Study Area and the Potential Sunset Terrace Redevelopment Subarea that would result in beneficial changes to the socioeconomic conditions.

Under Planned Action Alternatives, relocation of the tenants of the Sunset Terrace complex would result in short-term impacts; however, these impacts would be mitigated. The creation of new jobs

and spending in the subarea during construction of new developments would result in short-term benefits.

## Mitigation Measures

**Table 18. Socioeconomics Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>Mitigation measures to minimize dust, noise, aesthetics, and transportation impacts during construction are identified in Sections 2, 6, 12, and 14, respectively, of this Mitigation Document. These measures would address many of the construction-related impacts that could negatively affect the study area businesses. In addition, with the reconstruction of NE Sunset Boulevard, or with any new development, if access to businesses is affected, the following measures should be addressed by the City or WSDOT:</p> <ul style="list-style-type: none"> <li>• Provide detour, open for business, and other signage, as appropriate.</li> <li>• Provide business cleaning services on a case-by-case basis, as needed.</li> <li>• Establish promotions or marketing measures to help affected businesses maintain their customer base during construction.</li> <li>• Maintain access, as much as possible, to each business and, if access needs to be limited, coordinate with the affected businesses.</li> </ul> <p>Mitigation measures to address indirect impacts on housing affordability are addressed in Section 10 of this Mitigation Document.</p>	<p>In addition to mitigation measures described for the Planned Action Study Area, the following mitigation measures apply:</p> <ul style="list-style-type: none"> <li>• Public housing tenants shall be provided relocation assistance under the Uniform Relocation Act.</li> <li>• RHA should consider phased demolition and reconstruction to minimize the need to relocate all the residents at the same time, or the new affordable housing development could be constructed prior to demolition to provide opportunities to relocate tenants within the subarea.</li> </ul>

## Nexus

City of Renton Comprehensive Plan

## 10. Housing

### Significant Impacts

**Table 19. Housing Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Construction of commercial, residential, and civic uses in the study area would create temporary noise, dust, and	Construction of residential and civic uses would create temporary noise, dust, and construction traffic, which would affect

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Operations</i>	<p>construction traffic, which would affect current residents.</p> <p>The Planned Action Alternatives assume 40% of the study area acreage would infill or redevelop. This would result in the greatest number of dwellings replaced at 299.</p> <p>The Planned Action Alternatives would add up to approximately 2,339 to 2,507 new dwellings.</p> <p>In the study area there is a potential for additional market rate dwellings as well as affordable and public dwellings. Most new units would be multifamily.</p>	<p>adjacent residents to the subject properties.</p> <p>In this subarea, 110 public housing and duplex dwellings would be eliminated. There would be a 1:1 replacement of public housing units on site and in the Planned Action Study Area.</p> <p>The number of units added would be 266-479 above existing dwellings, for a total of 376-589 units. About three quarters of the units would be affordable or public, and another approximate quarter would be market-rate dwelling units.</p>
<i>Indirect</i>	<p>Increased housing could increase local resident spending at businesses in the study area, and could also create an increased demand for parks and recreation, public services, and utilities.</p>	<p>The potential for residents to help support local businesses as well as to create a demand for services is similar to the Planned Action Study Area.</p>
<i>Cumulative</i>	<p>Growth in the study area would be consistent with the City's Comprehensive Plan and would contribute to meeting growth targets for the City's next Comprehensive Plan Update for the year 2031.</p>	<p>The support of the new dwellings to assist the City in meeting growth targets is similar to the Planned Action Study Area.</p>

### Unavoidable Adverse Impacts

Housing in the Planned Action Study Area would likely redevelop to some degree to take advantage of adopted plans and zoning. However, the alternatives would allow for the construction of new dwelling units to replace those that are eliminated. Lower-cost housing could be replaced with more costly housing. Implementation of City regulatory incentives and use of federal, state, and local housing funds and programs could reduce potential affordability impacts. Through its regular Comprehensive Plan review cycles, the City could monitor housing trends in the neighborhood and adapt measures to promote affordability.

During construction and in the short-term, residents would be subject to construction activities and the tenants of the Sunset Terrace complex would be required to relocate during demolition and construction. However, relocation assistance mitigation measures for RHA units would mitigate impacts.

## Mitigation Measures

**Table 20. Housing Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>Renton Municipal Code (RMC) 4-4-030(C) identifies construction hours intended to address noise in sensitive time periods. See Section 6, Noise, of this Mitigation Document regarding other noise mitigation measures for construction periods.</p> <p>When federal funds are being used for a proposal, displaced tenants shall be offered relocation assistance in compliance with the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended.</p> <p>The City and RHA should apply for federal, state, and local funding programs described in Draft EIS Section 3.10, Housing, to promote new housing opportunities for low and very low-income housing.</p> <p>RHA should establish a local preference for rental assistance. For example, RHA could establish a priority list for Section 8 vouchers for displaced low-income tenants in the Planned Action Study Area (in addition to the relocation assistance to be provided by RHA to the Sunset Terrace residents). Unit replacement and relocation assistance for the family village would be the same as described for the Potential Sunset Terrace Redevelopment Subarea.</p>	<p>Construction mitigation would be as described for the Planned Action Study Area.</p> <p>RHA has committed to replacement housing for the Sunset Terrace public housing units at a 1:1 ratio, consistent with the existing proportion of units by number of bedrooms. Such replacement housing could occur on site and/or off site.</p> <p>During the time replacement housing is under construction, Section 8 vouchers, or equivalent measures, shall be used to relocate tenants.</p>

## Nexus

City of Renton Comprehensive Plan

RMC Title 4 Chapter 2 Zoning Districts – Uses and Standards

RMC 4-4-030 Development Guidelines and Regulations – General

## 11. Environmental Justice

### Significant Impacts

**Table 21. Environmental Justice Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Residents near construction activities would likely be affected by temporary noise, dust, and visual impacts due to	The demolition of the Sunset Terrace complex and construction of the proposed conceptual plans would require the relocation of

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	construction; these impacts would be short-term in nature. The population of the study area is predominately non-minority and non-low-income and any negative impacts would likely occur on these populations to a greater degree than the minority and low-income populations.	the tenants of the Sunset Terrace complex likely through Section 8 vouchers. Because the tenants are low-income and predominately minority, this would constitute a greater impact on these populations than other populations.
<i>Operations</i>	Residential, commercial, and recreational development and civic and infrastructure improvements under Planned Action Alternatives would improve the overall neighborhood, making it a more cohesive and desirable place to live for all populations in the community, including minority and low-income populations. The family village would be beneficial for all populations in the Planned Action Study Area, but these benefits could accrue to a greater degree for minority and low-income populations due to the close proximity, especially for those without access to a vehicle.	Planned Action Alternatives would have a number of beneficial effects on minority and low-income populations in the subarea, including the redevelopment of the existing dwelling units, construction of additional units, transportation improvements, and the addition of other community facilities (i.e., senior day health, library, parks). These changes would result in improvements to public health and to the aesthetics of the area. These would all improve community cohesion for subarea residents.
<i>Indirect</i>	The introduction of new retail and commercial space within the study area would increase employment opportunities. These opportunities would benefit all study area populations, but could benefit minority and low-income populations to a greater degree. The Planned Action Alternatives would increase the variety of residential unit types and affordability levels would reduce the concentration of low-income households in the subarea, and thereby reduce or eliminate some of the social consequences of such concentrations.	Housing types and affordability would be more varied. New retail and commercial space would provide new employment opportunities could be seen as more beneficial to subarea residents who may be unemployed or not have a their own vehicle and would, therefore, benefit more from the proximity.
<i>Cumulative</i>	Cumulative impacts would primarily be beneficial. As the area continues to redevelop with new investments, public and private, it would become more desirable for the residents and	Adverse impacts are not anticipated. New dwelling units would be affordable, public, and market-rate units. The beneficial cumulative impacts identified under the Planned Action Study

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	would continue to create new jobs. The new development and addition of more market-rate units could cause the study area to become less affordable to lower-income populations, which could result in these populations needing to relocate outside of the study area.	Area would be similar.

## Unavoidable Adverse Impacts

There are no long-term significant unavoidable adverse impacts related to environmental justice. The Planned Action alternatives would result in primarily beneficial impacts associated with new dwelling units, new civic facilities and parks, improvements in nonmotorized transportation, and new employment opportunities in the surrounding area.

During construction and in the short-term residents would be subject to construction activities and the tenants of the Sunset Terrace complex would be required to relocate during demolition and construction. However, construction mitigation and relocation assistance mitigation measures (for the RHA units) would minimize impacts.

## Mitigation Measures

**Table 22. Environmental Justice Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
There are no specific mitigation measures related to environmental justice during construction or operation. During construction, mitigation measures related to noise, dust, traffic congestion, and visual quality shall be applicable to all populations. These measures are described in Sections 2, 6, 12, and 14, respectively, of this Mitigation Document.	Mitigation measures during construction include the need for replacement housing for the residents of Sunset Terrace. It is likely that the tenants would be relocated under a potential Section 8 voucher strategy during construction. See Section 9, Socioeconomics, of this Mitigation Document.

## Nexus

City of Renton Comprehensive Plan

RMC 4-4-030 Development Guidelines and Regulations – General

## 12. Aesthetics

### Significant Impacts

**Table 23. Aesthetic Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
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# ORDINANCE NO. 5610

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	The demolition of existing structures and construction of new buildings would expose nearby residents to visual impacts, including dust, the presence of construction equipment, stockpiles of construction materials, localized increases in vehicular traffic, and on-site construction activities. For each alternative, these activities would occur sporadically at various locations throughout the Planned Action Study Area, would be localized to the construction site, and would be temporary in nature.	Same as Planned Action Study Area
<i>Operations</i>		
Visual Character	<p>The extensive public investment under the Planned Action Alternatives would result in widespread changes to the visual character of the Planned Action Study Area affecting about 40% of parcel acres. Private development would take full advantage of the current development regulations, resulting in a transition to a mixed-use, pedestrian-oriented neighborhood.</p> <p>The application of adopted design standards as new construction gradually replaces older buildings would result in an overall improvement of the visual environment in the Planned Action Study Area.</p>	<p>The visual character of the Potential Sunset Terrace Redevelopment Subarea would change from its current state to a pedestrian-oriented community with a mix of residential, ground-floor commercial, and community uses linked by public spaces and landscaped pedestrian pathways. The Preferred Alternative concept would focus less residential development in the subarea than Alternative 3, making room for a larger neighborhood park.</p>
Height and Bulk	<p>The subarea would experience moderate increases in height and bulk over existing conditions. Heights would range from two to four stories, and buildings would generally be located closer to the street than under current conditions. The tallest building heights under the Preferred Alternative would occur on property zoned Center Village.</p>	<p>Building height and bulk within the Potential Sunset Terrace Redevelopment Subarea would range from one to four stories. The Preferred Alternative, however, would provide much more park space than Alternative 3, providing a sense of openness to the Sunset Terrace site. In addition, buildings on the site would be arranged to place 2-story townhomes adjacent to the park and taller multifamily residential buildings along NE</p>

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
Shade and Shadow	Because heights in the Planned Action Study Area would generally increase, shading effects would also become more pronounced, though only to a moderate degree. Increased building heights within the Planned Action Study Area could result in increased shading of pedestrian areas and public spaces, particularly along NE Sunset Boulevard, which is likely to see some of the most intense commercial and mixed-use development.	Sunset Boulevard. Taller buildings along NE Sunset Boulevard would cast longer shadows on the interior of the subarea to the north, potentially shading sidewalks along Sunset Lane NE. Dependent on final design, building may potentially shade sidewalks along Sunset Lane NE and Glenwood Avenue NE at various times of the day. With the Preferred Alternative, the increased size of the central park, as well as the placement of 2-story townhomes adjacent to the park, reduces the potential for adverse shading effects compared to Alternative 3.
<i>Indirect/ Cumulative</i>	While redevelopment of the public facilities discussed under the various alternatives would be a coherent effort, private development throughout the study area would occur piecemeal. Individual private developments are likely to be of higher density, greater height, and a different architectural style than existing development, and have the potential to create temporary aesthetic conflicts where they are located adjacent to older structures. Over time, as more properties redevelop, the temporary conflicts would be less frequent and less noticeable.	Redevelopment of the Sunset Terrace housing facility would be a localized action, but additional private development is anticipated to occur in response to this public investment, and each private development project would contribute to the overall transformation of the area's aesthetic character.

## Unavoidable Adverse Impacts

With the application of adopted development regulations and recommended mitigation measures, no significant unavoidable adverse aesthetic impacts are anticipated.

## Mitigation Measures

**Table 24. Aesthetic Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
In both the Planned Action Study Area and Potential Sunset Terrace Redevelopment Subarea, mitigation	See Planned Action Study Area.



Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>measures will be necessary to minimize impacts associated with increased height, bulk, and shading. Future development occurring under any of the alternatives shall conform to the Renton Municipal Code design standards, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Urban design standards contained in RMC 4-3-100,</li> <li>• Residential Design and Open Space Standards contained in RMC 4-2-115, and</li> <li>• Lighting Standards contained in RMC 4-4-075.</li> </ul> <p>As described in RMC 4-3-100B3, portions of the Planned Action Study Area do not currently lie within an established Urban Design District, most notably those properties north of NE 16th Street and west of Kirkland Avenue NE, where the family village proposed under the Planned Action Alternatives would be located. To ensure that future redevelopment exhibits quality urban design, the City should consider either including this area in Design District D or creating a new design district for this purpose. Prior to the enactment of new design standards, the City may condition development north of NE 16th Street to meet appropriate standards of Design District D in RMC 4-3-100.</p>	

## Nexus

City of Renton Comprehensive Plan

RMC Title 4 Chapter 2 Zoning Districts – Uses and Standards

RMC 4-3-100 Urban Design Regulations

RMC 4-4-075 Lighting, Exterior On-Site

## 13. Historic/Cultural

### Significant Impacts

Table 25. Historic/Cultural Impacts

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Typical project impacts that could disrupt or adversely affect cultural resources in the Planned Action Study Area include demolition, removal, or substantial alteration without	No significant cultural resources are known to exist in the Potential Sunset Terrace Redevelopment Subarea.

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Operations, Indirect, and Cumulative Impacts</i>	consideration of historic and archaeological sites and/or features.  Development could occur on or near parcels in the Planned Action Study Area that contain previously identified or unknown cultural resources. This development would likely involve ground disturbance and modifications to buildings and structures, which could result in a potentially significant impact on cultural resources. Because of the potential to impact unknown cultural resources, a detailed review of potential impacts on cultural resources would be required on a project-specific basis.	Future development in the subarea would have no impact any known National Register of Historic Places (NRHP)-eligible archaeological or historic resources, and the likelihood of impacts on unknown cultural resources is considered low.

## Unavoidable Adverse Impacts

The impacts on cultural resources caused by new development associated with any alternative could be significant and unavoidable, depending on the nature and proximity of the proposed development project. Implementation of mitigation measures set forth in Draft EIS Section 4.13.2 as amended in the Final EIS would identify potential impacts on cultural resources, at which point measures to reduce them to less than significant could be taken.

## Mitigation Measures

**Table 26. Historic/Cultural Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<ul style="list-style-type: none"> <li>In the event that a proposed development site within the study area contains a building at least 50-years of age that is not listed in or determined eligible for listing in the National Register of Historic Places (NRHP) or Washington Heritage Register (WHR), the project shall be required to undergo review to determine if the property is considered eligible for listing.</li> <li>It is recommended that the City adopt a historic preservation ordinance that considers the identification and treatment of historic resources listed in or determined eligible for listing in the NRHP or WHR, or locally designated. Until such time an ordinance is</li> </ul>	<p>Since no native "A" horizon was identified at the Edmonds-Glenwood site and throughout the Sunset Terrace public housing complex, no further archaeological investigations are recommended for these areas. Although a buried, native "A" horizon was identified on RHA's Piha site (east of Harrington Avenue NE), the potential for an archaeological discovery is very low. The project should proceed with no further archaeological investigations. If archaeological materials are discovered during ground disturbing excavations, the contractor shall halt excavations in the vicinity of the find and contact DAHP.</p> <p>If human skeletal remains are discovered, or if during excavation archaeological materials are</p>

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Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>adopted, the City must enter into consultation with DAHP regarding potential impacts on historic resources in the study area that are listed in or determined eligible for listing in the NRHP or WHR.</p> <ul style="list-style-type: none"> <li>For future projects that involve significant excavation in the study area the City must enter into consultation with Washington State Department of Archaeology and Historic Preservation (DAHP) to determine the likelihood of and recommendations for addressing potential archaeological resources. It may be necessary to complete archaeological testing prior to significant excavation in the study area, such as digging for footings or utilities. Archaeological project monitoring may be recommended for subsurface excavation and construction in high probability areas.</li> <li>In the event that a future development project in the study area is proposed on or immediately surrounding a site containing an archaeological resource, the potential impacts on the archaeological resource must be considered and, if needed, a study conducted by a qualified archaeologist to determine whether the project would materially impact the archaeological resource. If the project would disturb an archaeological resource, the City shall impose any and all measures to avoid or substantially lessen the impact. If avoidance of the archaeological resource is not possible, an appropriate research design must be developed and implemented with full data recovery of the archaeological resource prior to the development project. The avoidance of archaeological resources through selection of project alternatives and changes in design of project features in the specific area of the affected resource(s) would eliminate the need for measuring or mitigating impacts.</li> <li>Non-site-specific mitigation could include developing an educational program, interpretive displays, and design guidelines that focus on compatible materials, and professional publications.</li> </ul>	<p>uncovered, the proponent will immediately stop work and notify agencies as outlined in the Unanticipated Discovery Plan provided in Draft EIS Appendix J and as amended by Final EIS Chapter 4 (and provided as Attachment 1 of this Attachment B). If the project would disturb an archaeological resource, the City shall impose any and all measures to avoid or substantially lessen the impact. If avoidance of the archaeological resource is not possible, an appropriate research design must be developed and implemented with full data recovery of the archaeological resource prior to the development project. The avoidance of archaeological resources through selection of project alternatives and changes in design of project features in the specific area of the affected resource(s) would eliminate the need for measuring or mitigating impacts.</p>

## Nexus

### City of Renton Comprehensive Plan

## 14. Transportation

### Significant Impacts

Table 27. Transportation Impacts

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Potential impacts that could result from construction activities include increased traffic volumes, increased delays, detour routes, and road closures.  Lane closures in both directions of NE Sunset Boulevard could be required during construction roadway improvements associated with the Planned Action Alternatives. This reduction in capacity would likely increase travel times, and may force reroutes through local streets.	Same as Planned Action Study Area
<i>Operations</i>		
Traffic Operations	At Edmonds Avenue NE and NE 12th Street LOS F conditions are predicted in both 2015 and 2030. At Harrington Avenue NE and NE 12th Street LOS F conditions are expected in 2030.	Delay times in the subarea could worsen slightly due to the increase in trips generated, but intersections would likely operate better than the LOS D threshold.
Transit	At both Edmonds Avenue NE and at NE 10th Street, expanded bus zones in both directions of travel would provide larger waiting areas for transit users and would be conveniently located near residential or retail land uses. Bus zones and existing bus stops could include shelters with adequate lighting and street furniture.	Same as Planned Action Study Area
Nonmotorized	Planned Action Alternatives include improved nonmotorized facilities such as bicycle lanes, sidewalks, and marked crosswalks. Design elements such as bike route signage, bike storage lockers, and bicycle detection at signalized intersections are included to promote bike ridership and safety.  The Preferred Alternative includes a 5-foot-wide eastbound	Same as Planned Action Study Area

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	<p>bicycle lane, rather than bicycle lanes in both directions (as in Alternative 3).</p> <p>Sidewalk connections from NE Sunset Boulevard to side streets would be improved, strengthening the connectivity between the residential areas and NE Sunset Boulevard. To improve safety for pedestrians crossing the roadways, the Preferred Alternative includes special paving at crosswalks and intersections.</p>	
Sustainability	<p>The Planned Action Alternatives score a minimum of 33 with a maximum of up to 99 out of 118 points in the Greenroads metric; therefore, the alternatives meet the minimum Greenroads certification level and could achieve the highest level of certification.</p> <p>The Planned Action Alternatives score most strongly in the "Access and Equity" section of the Greenroads evaluation, as improving access for pedestrians, bicyclists, and transit users are important elements of this alternative.</p> <p>The Planned Action Alternatives typically include higher levels of improvements or higher quality of improvements such as wider sidewalks, wider planting areas, and special paving.</p>	Same as Planned Action Study Area
Indirect and Cumulative	<p>Growth would increase in comparison to Comprehensive Plan land use estimates; however, the Planned Action Alternatives' operational analysis is based on a model that addresses growth cumulatively on the City's current and planned roadway system and any operational deficiencies can be mitigated to meet City of Renton thresholds.</p>	Same as Planned Action Study Area

## Unavoidable Adverse Impacts

The alternatives are expected to contribute to a cumulative increase in traffic volumes within the study area, which could degrade some roadway operations. The increase in traffic volumes due to activities in the study area is considered unavoidable, but the roadway operation and LOS can be mitigated to meet applicable LOS standards.

## Mitigation Measures

**Table 28. Transportation Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p><i>Operational Mitigation</i></p> <p>Planned Action applicants shall pay a Transportation Impact Fee as determined by the Renton Municipal Code at the time of payment, payable to the City as specified in the Renton Municipal Code.</p> <p>Planned Action applicants shall provide a traffic analysis estimating trips generated by their proposed development and demonstrate conformance with the Planned Action Ordinance trip ranges and thresholds in Section 3(d) (4) as well as demonstrate conformance with the City's concurrency requirements in RMC 4-6-070. When demonstrated by an applicant's analysis that operational LOS standards reviewed in the EIS are exceeded at the following locations, intersection improvements shall be made by planned action applicants as appropriate to meet LOS D and in conformance with the City's street standards in RMC 4-6-060:</p> <ul style="list-style-type: none"> <li>• Edmonds Avenue NE and NE 12th Street: an additional southbound left-turn pocket and westbound right-turn pocket would improve operations to LOS E, while added pedestrian- and bicycle-oriented paths or multi-use trails to encourage mode shifts would likely improve operations to LOS D.</li> <li>• At the Harrington Avenue NE and NE 12th Street intersection: the eastbound and westbound approaches could be restriped to increase the number of lanes and, therefore, the capacity of the intersection. With implementation, this intersection would improve to LOS D.</li> </ul> <p><i>Construction Mitigation</i></p> <p>Temporary mitigation during construction may be necessary to ensure safe travel and manage traffic delays. The following mitigation measures shall be implemented prior to or during construction within the Planned Action Study Area.</p> <ul style="list-style-type: none"> <li>• Prior to construction:</li> </ul>	<p>No permanent mitigation measures are recommended within Potential Sunset Terrace Redevelopment Subarea. The intersection operations under action alternatives are expected to be within the LOS D threshold.</p> <p>During construction, mitigation measures are those described for the Planned Action Study Area. Flaggers, advance warning signage to alert motorists of detours or closures, and reduced speed zones would likely benefit traffic operations.</p>

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Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<ul style="list-style-type: none"> <li>○ Assess pavement and subsurface condition of roadways being proposed for transport of construction materials and equipment. Ensure pavement can support loads. Adequate pavement quality would likely reduce the occurrence of potholes and would help maintain travel speeds.</li> <li>○ Alert landowners and residents of potential construction. Motorists may be able to adjust schedules and routes to avoid construction areas and minimize disruptions.</li> <li>○ Develop traffic control plans for all affected roadways. Outline procedures for maintenance of traffic, develop detour plans, and identify potential reroutes.</li> <li>○ Place advance warning signage on roadways surrounding construction locations to minimize traffic disturbances.</li> <li>• During construction:               <ul style="list-style-type: none"> <li>○ Place advance warning signage on NE Sunset Boulevard and adjacent arterials to warn motorists of potential vehicles entering and exiting the roadway. Signage could include "Equipment on Road," "Truck Access," or "Slow Vehicles Crossing."</li> <li>○ Use pilot cars as dictated by the Washington State Department of Transportation (WSDOT).</li> <li>○ Encourage carpooling among construction workers to reduce traffic volume to and from the construction site.</li> <li>○ Employ flaggers, as necessary, to direct traffic when vehicles or large equipment are entering or exiting the public road system to minimize risk of conflicts between trucks and passenger vehicles.</li> <li>○ Maintain at least one travel lane at all times, if possible. Use flaggers to manage alternating directions of traffic. If lane closures must occur, adequate signage for potential detours or possible delays should be posted.</li> <li>○ Revisit traffic control plans as construction occurs. Revise traffic control plans to improve mobility or address safety issues if necessary.</li> </ul> </li> </ul>	

## Nexus

Renton Comprehensive Plan

RMC 4-6-060 Street Standards

## 15. Parks and Recreation

### Significant Impacts

Table 29. Parks and Recreation Impacts

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	Construction could temporarily disrupt pedestrian access to existing park properties. Active construction sites also represent opportunities for creative play and attractive adventure for young people in the community.	No parks and recreation facilities exist in this subarea and no construction impacts are anticipated.
<i>Operations</i>	<p>Although there is an increase in community park acreage there would continue to be a deficiency in neighborhood and community park acreage in the Planned Action Study Area. Deficiencies are less than for the Preferred Alternative than Alternative 3 which has a similar population but less proposed park facilities. Ballfield and sport court LOS standards are applied citywide; thus a lack of such facilities within the Planned Action Study Area or the Potential Sunset Terrace Redevelopment Subarea does not indicate an LOS deficiency.</p> <p>NE Sunset Boulevard would be improved to include bike lanes, intersection improvements, and sidewalks, providing a more walkable corridor and more direct access between residential areas and park land</p>	<p>With Alternative 3, portions of Harrington Avenue NE right-of-way within the subarea would be converted to 0.25 acres of passive open space.</p> <p>Under the Preferred Alternative, Sunset Court Park would be relocated to the Sunset Terrace Subarea. Additionally, this park would be expanded from 0.5 acres to 2.65 acres and would have a vacation of Harrington Avenue NE similar to Alternative 3. This increases the acreage in neighborhood park land for this subarea and the Planned Action Study Area.</p> <p>Additionally, a library would be constructed in the subarea.</p>
<i>Indirect</i>	Indirect impacts are expected to mostly fall on the City's regional and communitywide parks and recreation facilities. For example, as the population increases in the Planned Action Study Area, there will be a growing deficiency of Neighborhood and Community	Facility deficiencies in this subarea would also likely lead to spillover demand for active playfields for team sports in other parts of Renton as well as in surrounding communities.



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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Cumulative</i>	<p>Parks. Due to proximity, those demands would likely be displaced to nearby regional facilities such as Gene Coulon Park as well as in surrounding communities.</p> <p>Increased demands for park and recreation facilities and services generated by the forecast population growth under each of the alternatives would add to those created by general population growth throughout the Renton community.</p>	Same as Planned Action Study Area

## Unavoidable Adverse Impacts

Under studied alternatives for the Planned Action Study Area and Potential Sunset Terrace Redevelopment Subarea, there would be an increased demand for parks and recreation facilities. With the application of mitigation measures, no significant unavoidable impacts are anticipated.

## Mitigation Measures

**Table 30. Parks and Recreation Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>During construction, impacts adjacent to or in parks within the Planned Action Study Area, such as an increase in noise, dust, and access limitations, shall be mitigated as per a construction mitigation plan developed by Planned Action applicants and approved by the City.</p> <p>Planned Action Applicants shall pay a Parks and Recreation Impact fee as determined by the Renton Municipal Code at the time of payment, payable to the City as specified by the Renton Municipal Code.</p> <p>The following four mitigation measures would help improve the availability or access to parks and recreation facilities in the Planned Action Study Area.</p> <ul style="list-style-type: none"> <li>The City is initiating a parks, recreation, open space and natural resources plan for completion in 2011. That plan could identify alternative LOS standards and parks and recreation opportunities inside or outside of the Planned Action Study Area that could serve the local population.</li> <li>The City is considering amendments to its</li> </ul>	<p>With the prevalence of public facilities in the Planned Action Study Area as a whole, and the addition of a central park and a library in the Potential Sunset Terrace Redevelopment Subarea, there is opportunity to manage the current facilities in a manner that maximizes their beneficial parks and recreation uses for future population growth. The mitigation measures proposed for the Planned Action Study Area shall apply to the Potential Sunset Terrace Redevelopment Subarea.</p>

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Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>development codes that would provide for payment of a fee-in-lieu for required common open space. As proposed, the fee-in-lieu option could be executed when development sites are located within 0.25 mile of a public park and when that park can be safely accessed by pedestrians. The City's package of amendments also includes park impact fees.</p>	
<ul style="list-style-type: none"><li>• The City and Renton School District could develop a joint-use agreement for public use of school grounds for parks and recreation purposes during non-school hours. Joint-use agreements between the City and Renton School District could also be used to, at least partially, address the LOS deficiencies in existing recreation facilities.</li><li>• The City could add parks and recreation facilities such as:<ul style="list-style-type: none"><li>○ The City could convert current public properties no longer needed for their current uses to parks and recreation uses, such as the Highlands Library that is intending to move and expand off site. Draft EIS Figure 4.15-2 shows properties in public use.</li><li>○ The City could purchase private property for parks and recreation use. An efficient means would be to consider properties in the vicinity of existing parks and recreation facilities or where additional population growth would be greatest. Draft EIS Figure 4.15-2 shows locations where future demand could be greater and where the City could focus acquisition efforts.</li></ul></li></ul>	

### Nexus

Renton Comprehensive Plan

Parks, Recreation, Open Space and Natural Resources Plan

## 16. Public Services

### Significant Impacts

**Table 31. Public Services Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
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# ORDINANCE NO. 5610

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>		
Police	The Renton Police Department could experience an increase in calls for service related to construction site theft, vandalism, or trespassing relating to construction.	Same as Planned Action Study Area
Fire and Emergency Medical Services	Construction impacts on fire protection and emergency medical services could include increased calls for service related to inspection of construction sites and potential construction-related injuries.	Same as Planned Action Study Area
Education	The McKnight Middle School expansion would occur similar to other alternatives. In addition, changes would occur at the Hillcrest Early Childhood Center and the reconfigured Hillcrest Early Childhood Center would be part of a family village concept that would include recreation and housing. The expansion of McKnight Middle School is not expected to disrupt student attendance at the campus.	No impact
Health Care	There may be temporary changes to nonmotorized and motorized access to health care services during infrastructure construction (e.g., NE Sunset Boulevard), but alternative routes would be established.	Same as Planned Action Study Area
Social Services	There may be temporary changes to nonmotorized and motorized access to social services during infrastructure construction (e.g., NE Sunset Boulevard), but alternative routes would be established.  Construction at the Hillcrest Early Childhood Center as part of the family village redevelopment, would require relocation of the Friendly Kitchen weekly meal program that meets at that site. The Friendly Kitchen program would either be relocated permanently as a part of the redevelopment or may be	Redevelopment of the Sunset Terrace housing development would displace the existing on-site community meeting space that is currently used for on-site social service programs. However, the space would be replaced onsite or nearby with a larger and more modern facility, and with appropriate phasing of development, disruption to on-site social service programs can be minimized or avoided.

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Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	accommodated as part of the range of social services provided at the family village.	
Solid Waste	Planned Action Alternatives would result in construction-related waste generation.	Same as Planned Action Study Area
Library	When the library is relocated, library services may be temporarily unavailable in the study area, but services would be available at other branches.	Same as Planned Action Study Area
<i>Operations</i>		
Police	Applying the Renton Police Department staffing per population standard to the anticipated population increase would result in a need for an estimated 8.6 to 9.3 additional police officers to address increase in service calls related to growth.	Applying the Renton Police Department standard to the anticipated population increase would account for 1.0 to 1.8 of the approximately 8.6 to 9.3 additional police officers to address population growth study area.
Fire and Emergency Medical Services	Applying the fire service's staffing ratio to growth in the study area would result in the need for an additional 1.2 to 1.3 firefighter full-time equivalents (FTEs) compared to existing conditions to maintain the City's existing staffing ratio.	Applying the fire service's staffing ratio to growth in the study area to the population growth of in this subarea would result in the need for less than 0.14 to 0.2 of the 1.2 to 1.3 firefighter FTEs needed in the overall Planned Action Study Area to maintain the City's existing staffing ratio.
Education	Population growth would result in an increase in approximately 526 to 567 students in the Renton School District compared to existing conditions. The district's planned opening of Honey Dew Elementary, as well as construction of additions to McKnight Middle School and Hazen High School, would accommodate this increase in student population. New students within the study area would include a higher than average number of students speaking English as a second language, increasing demands on the district's English Language Learners Program.	Population growth would result in approximately 60 to 107 additional students compared to existing conditions. It is anticipated that this additional increment of students would be accommodated by the district's planned capital improvements, including opening Honey Dew Elementary, expansion of McKnight Middle School, and redeveloping the Hillcrest Early Childhood Center which would provide additional student capacity in addition to early education programs that currently exist on the site.
Health Care	Increase in study area population would increase the need for	Based VMC's existing ratio of hospital beds to district

# ORDINANCE NO. 5610

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	hospital beds in the Valley Medical Center (VMC) service area by approximately 4.1 to 4.4 beds, based on the current ratio of hospital beds to district service area population. Additional population growth may also result in increased demand at VMC's nearby primary care and urgent care clinics.	population, the anticipated population increase would result in a small increase of approximately 0.5 to 0.8 hospital beds of the total assumed for the entire study area.
Social Services	Planned Action Alternatives include major public investments, which could expand upon or enhance social services in the study area. Among the key components outside of Potential Sunset Terrace Redevelopment Subarea is development of a family village in the North Subarea.	The subarea's new affordable housing development for seniors would include enriched senior services on site, including elder day-health for off-site patients in a 12,500-square-foot space on the northeastern vacant RHA parcel. The increased population of affordable housing and, in particular, affordable senior housing would increase the demand for social services, including senior services accessible to the subarea. Additional community space at the family village, would be located outside but nearby the subarea.
Solid Waste	Solid waste generation is expected to increase by around 129,689 to 139,000 pounds per week compared to existing conditions. A portion of this waste stream would be diverted to recyclables.	Solid waste generation from the subarea would increase by about 14,750 to 9,300 pounds per week compared to existing conditions. A percentage of this waste would be diverted to recycling.
Library Services	Anticipated growth would create a demand for an additional 1,940 to 2,079 square feet of library space compared to existing conditions.	Anticipated growth in the subarea would account for approximately 221-397 square feet of library facilities to meet the growth in demand.
<i>Indirect and Cumulative</i>	All alternatives increase growth above existing conditions and would add to a citywide increase in demand for public services; however, the alternatives are accommodating an increment of growth already anticipated in the Comprehensive Plan at a citywide level, and planned growth to the year 2031 will be addressed in the City's 2014 Comprehensive Plan	Same as Planned Action Study Area

Type of Impact	Planned Action Study Area update..	Potential Sunset Terrace Redevelopment Subarea
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## Unavoidable Adverse Impacts

Demand for public services will continue to increase in conjunction with population growth. With advanced planning and implementation of mitigation measures, no significant unavoidable adverse impacts related to police, fire/emergency medical, education, health care, social services, solid waste, or library services are anticipated.

## Mitigation Measures

**Table 32. Public Services Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p><i>Police</i></p> <p>During construction, security measures shall be implemented by developers to reduce potential criminal activity, including on-site security surveillance, lighting, and fencing to prevent public access. Such measures shall be detailed in a construction mitigation plan prepared by Planned Action Applicants and approved by the City.</p> <p>Planned Action applicants shall design street layouts, open space, and recreation areas to promote visibility for residents and police. Street and sidewalk lighting would discourage theft and vandalism, and enhance security.</p> <p><i>Fire and Emergency Medical Services</i></p> <p>Developers will construct all new buildings in compliance with the International Fire Code and Renton Development Regulations (RMC Title 4), including provision of emergency egress routes and installation of fire extinguishing and smoke detection systems. All new buildings will comply with accessibility standard for people with disabilities, per the requirements of the Americans with Disabilities Act.</p> <p>Planned Action applicants shall pay a Fire Impact Fee as determined by the Renton Municipal Code at the time of payment, payable to the City as specified in the Renton Municipal Code.</p> <p><i>Education</i></p> <p>During renovation of the Hillcrest Early Childhood Center, the Renton School District shall provide temporary transportation or take other equivalent measures to ensure accessibility of the early education program to area children who attend the program.</p> <p>Since the school district typically plans for a</p>	<p><i>Police</i></p> <p>Mitigation measures described for the Planned Action Study Area also apply to this Subarea.</p> <p><i>Fire and Emergency Medical Services</i></p> <p>Mitigation measures described for the Planned Action Study Area also apply to this Subarea.</p> <p><i>Education</i></p> <p>No mitigation measures are necessary or proposed.</p> <p><i>Health Care</i></p> <p>No mitigation measures are necessary or proposed.</p> <p><i>Social Services</i></p> <p>RHA's provision of community space that could be used for social services or community meeting space for community organizations would serve as mitigation. See the discussion under the Planned Action Study Area.</p> <p>RHA should maintain a community meeting space within or near the subarea during construction phase of Sunset Terrace redevelopment that allows for on-site social service programs to continue to meet within the subarea.</p> <p><i>Solid Waste</i></p> <p>Mitigation measures described for the Planned Action Study Area also apply to this Subarea.</p> <p><i>Public Library</i></p> <p>The King County Library System should continue to monitor growth within its geographic clusters, and adjust plans for facility sizing and spacing according to shifting trends in population growth.</p>

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Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>shorter-term horizon than the 20 years envisioned for the Planned Action, the district will continue to monitor student generation rates into the future and adjust its facility planning accordingly. The district will continue to implement existing plans to expand permanent student capacity at area schools. In addition, the district may utilize portable classrooms or shift attendance boundaries to address student capacity issues that arise on a shorter term basis. The district will also continue monitoring growth in the number of English Language Learner students in the district, and plan additional capacity in that program to meet growing demands for that service, particularly in schools with high percentages of English Language Learners, such as Highlands Elementary. The school district imposes a school impact fee for new residential construction. This funding source can be used to help provide expanded school facilities needed to serve the growth anticipated under all alternatives (RMC 4-1-160).</p> <p><i>Health Care</i></p> <p>There are no mitigation measures needed or proposed for health care due to the negligible change in the number of beds.</p> <p><i>Social Services</i></p> <p>The City's planned improvements to the streetscape and transit facilities that make walking, bicycling, and taking transit more viable modes of transportation would improve accessibility of social services located outside the Planned Action Study Area to area residents. RHA, Renton School District, and the City should work together to relocate the Friendly Kitchen community feeding program when the Hillcrest Early Childhood Center campus, the current site of this program, is redeveloped as part of a family village. Relocation should occur at an accessible location nearby to maintain service to the existing community that relies upon the Friendly Kitchen services. If possible, Renton School District and RHA should incorporate space for the continuation of the Friendly Kitchen Program within the family village. RHA and the City should consider developing a community center facility as part of Sunset Terrace redevelopment or the family village development or at another location in the Planned Action Study Area. The center would provide an accessible on-site space for a comprehensive range of social services for residents in the</p>	

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>Planned Action Study Area, focused on alleviating poverty, and addressing the needs of some of the more predominant demographic groups found within the Planned Action Study Area—seniors, individuals living with disabilities, those speaking English as a Second Language, and youth.</p> <p><i>Solid Waste</i></p> <p>The City shall require development applicants to consider recycling and reuse of building materials when redeveloping sites, and as part of their application explain what measures are included. The City may condition Planned Action applications to incorporate feasible recycling and reuse measures.</p> <p><i>Public Library</i></p> <p>The King County Library System should continue to monitor growth within its geographic clusters, and adjust plans for facility sizing and spacing according to shifting trends in population growth.</p>	

## Nexus

Renton Comprehensive Plan

RMC Title IV Chapter 1 Administration and Enforcement

RMC Title IV Chapter 5 Building and Fire Prevention Standards

## 17. Utilities

### Significant Impacts

**Table 33. Utilities Impacts**

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<i>Construction</i>	<p>Where new construction occurs, it is anticipated that existing telecommunication lines would be removed, replaced, or abandoned in place. Redevelopment would require coordination with service providers regarding the location of proposed structures, utilities, and site grading.</p> <p>To accommodate the required demand and capacity for water and sewer services for new development and redevelopment in the study area, existing water and sanitary sewer lines would</p>	Same as Planned Action Study Area



# ORDINANCE NO. 5610

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	be abandoned in place or removed and replaced with new and larger lines. New and larger water and sewer mains would be installed in existing and/or future dedicated public rights-of-way or within dedicated utility easements to the City, and would connect with the existing distribution network. Existing utility lines would continue to service the site during construction, or temporary bypass service would be implemented until the distribution or collection system is complete and operational.	
<i>Operations</i>		
Telecommunications	Increased capacity requirements with increased levels of population and commercial activity in each of the alternatives could require new fiber within the Planned Action Study Area and coordination with telecommunication providers as development occurs should be performed so that appropriate facilities can be planned.	Same as Planned Action Study Area
Water	<p>The increase in the average daily demand (ADD) is projected to be 0.56 to 0.59 million gallons per day within the Planned Action Study Area.</p> <p>The growth projected would increase the storage requirements for the Highlands 435 and 565 pressure zones and further increase the existing storage deficit in the Highlands 435 pressure zone. In addition, the development that is projected for the Planned Action Study Area would increase the fire-flow requirements with more multifamily development and</p>	<p>The increase in ADD for this subarea is 0.05 to 0.09 million gallons per day. The increase in the peak daily demand (PDD) for this subarea is 0.09 to 0.16 million gallons per day.</p> <p>The primary significant impact of subarea development on the water distribution system would be related increased fire-flow requirements. These increased fire flow requirements are substantial and cannot be met by the existing distribution system serving the subarea. Water system pressure provided by the 435 pressure zone within the</p>

Type of Impact	Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
	commercial development. The capacity of the existing water distribution system to meet these higher fire flows is inadequate if system improvements are not constructed.	subarea is not adequate for multistory development and/or for development with fire sprinkler systems. New water mains extended from the higher-pressure 565 pressure zone system to service the subarea would need to be phased to accommodate growth.
Wastewater	<p>The increase in wastewater load for the Planned Action Study Area is 0.59 to 0.63 million gallons per day.</p> <p>This increase in wastewater load is not expected to affect the wastewater interceptors that provide conveyance of wastewater from the Planned Action Study Area but it could increase surcharging that is currently experienced and observed within the Planned Action Study Area.</p>	<p>The increase in wastewater flow in this subarea is 0.05 to 0.10 million gallons per day. Similar to the Planned Action Study Area, no impacts on the interceptors that provide conveyance from the subarea are expected, but the increased sewer load could impact local sewers within the subarea.</p>
<i>Indirect and Cumulative</i>	Demands on utilities would increase as a result of cumulative development. No significant cumulative impacts are anticipated as long as the replacement of water and sewer infrastructure is properly planned, designed, and constructed, and funding strategies are identified and approved by City Council.	Same as Planned Action Study Area

## Unavoidable Adverse Impacts

All studied alternatives are anticipated to increase demand for water, wastewater, and telecommunication services. Increased growth in the Planned Action Study Area has the potential to exacerbate existing water and wastewater system deficiencies. However, with application of mitigation measures, no significant unavoidable adverse impacts are anticipated.

## Mitigation Measures

**Table 34. Utilities Mitigation Measures**

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<b>Water</b>	<b>Water</b>
To mitigate the current and projected water storage deficit in the pressure zones that serve	The mitigation measures that are required in the Potential Sunset Terrace Redevelopment Subarea

# ORDINANCE NO. 5610

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>the study area, the City completed the construction of the 4.2-million-gallon Hazen Reservoir in the Highlands 565 pressure zone in March 2009. The City also completed a water distribution storage feasibility study to develop conceptual options and planning level cost estimates for expanding the storage capacity at two existing City-owned sites: the Highlands Reservoirs site and the Mt. Olivet Tank site (HDR, Inc. 2009). Financial strategies for the planning, design, and construction of the storage-capacity expansion have not been determined at this time.</p> <p>To mitigate the fire-flow requirements for the proposed level of development and redevelopment within the Planned Action Study Area, larger diameter (12-inch) piping is required throughout the Planned Action Study Area to convey the higher fire-flow requirements. The new water mains will be looped for reliability and redundancy of service, as required by City policies and water design standards. The larger mains will be installed within the dedicated right-of-way in a north-to-south and east-to-west grid-style water system. Additional mains within the development sites will also be required to provide water to hydrants and water meters, and should be looped within the development site around buildings. To provide the water pressure requirements for multistory buildings and to support the pressure requirements for fire sprinkler systems, the new water mains will be connected to the higher-pressure Highlands 565 pressure zone. The options to address fire flow within the Planned Action Study Area are further described below.</p> <p>The Highlands 565 pressure zone typically has enough pressure to meet the pressure needs for fire-flow requirements for the proposed development and redevelopment in the Planned Action Study Area, but is limited in providing the fire-flow rate due to the size of the existing water mains that are generally smaller than 12 inches in diameter. The Highlands 435 pressure zone operates at lower pressures and has smaller-diameter pipes in this area of the pressure zone and, therefore, cannot meet both the pressure requirements and the fire-flow capacity (flow) requirements. The options developed to remedy fire-flow and pressure inadequacies are shown in Draft EIS Section 4.17, Figure 4.17-1 and summarized</p>	<p>are similar to those noted for the Planned Action Study Area. The water storage deficit would be met with an increase in storage at the existing Highlands Reservoirs site, and fire-flow requirements would require the new 12-inch-diameter pipe loop throughout this subarea and realignment of the Highlands 435 and Highlands 565 pressure zones. As noted previously, the City has recently installed a new 12-inch-diameter main for development adjacent to this subarea, and as development occurs in the subarea, the pipe network would need to be extended to serve the development. A more detailed discussion of needed system improvements is provided in Attachment 2.</p> <p><b>Wastewater Collection</b></p> <p>The sewers within the Potential Sunset Terrace Redevelopment Subarea are also identified for replacement based on age and condition in the City's Long Range Wastewater Management Plan. Based on the increased wastewater load within the Potential Sunset Terrace Redevelopment Subarea, the local sewers may need to be replaced with upsized pipe to manage the increased wastewater load from the subarea. A more detailed discussion of needed sewer system improvements is provided Attachment 2.</p>

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
<p>below.</p> <p>A 12-inch-diameter pipeline loop shown in Draft EIS Section 4.17, Figure 4.17-1 was developed to extend the Highlands 565 pressure zone into the existing Highlands 435 pressure zone. This 12-inch-diameter loop was also extended north of NE 12th Street in the existing Highlands 565 pressure zone to improve the conveyance capacity throughout the Planned Action Study Area. This 12-inch-diameter loop improvement builds on the City's recent extension of the Highlands 565 pressure zone into the Highlands 435 pressure zone to support fire-flow requirements for the Harrington Square Development.</p> <p>In addition to the 12-inch-diameter pipe loop shown in Draft EIS Section 4.17, Figure 4.17-1, additional piping improvements for each development served from the 12-inch-diameter loop are expected to be required to provide sufficient fire flow and pressure throughout each development. The sizing and layout of this additional piping will depend on the development layout, but will require that the development piping be looped around buildings and be sufficient in size to maintain the fire-flow requirements of the development.</p> <p>Planned Action Applicants shall implement improvements required for water service and fire flow consistent with City standards in RMC Title 4 Chapter 6 and RMC 4-5-070 International Fire Code and Fire Prevention Regulations. Planned Action applicants shall also demonstrate compliance with RMC 4-1-180 Charges for Equitable Share of Public Works Facilities.</p> <p><b>Wastewater Collection</b></p> <p>The local wastewater collection system in the Planned Action Study Area is scheduled for replacement based on age and condition as noted in the <i>City of Renton Long Range Wastewater Management Plan</i> (City of Renton 2009b). The local sewers have reached the end of their useful life and have been identified as high priority replacements due to leaks and current surcharging. However, the increased wastewater load with the development in the Planned Action Study Area could require that the local sewers be replaced with larger diameter pipe to provide sufficient capacity to the wastewater interceptors that serve the Planned Action Study Area. The locations where lines would be improved are identified in Draft</p>	

## ORDINANCE NO. 5610

Planned Action Study Area	Potential Sunset Terrace Redevelopment Subarea
EIS Section 4.17. Pursuant to RMC 4-6-040.B, any facility improvements identified by the current adopted long-range wastewater management plan (comprehensive sewer system plan) that are not installed or in the process of being installed must be constructed by the property owner(s) or developer(s) desiring service. Planned Action applicants shall also demonstrate compliance with RMC 4-1-180 Charges for Equitable Share of Public Works Facilities.	

### Nexus

Renton Comprehensive Plan

RMC Title IV Chapter 1 Administration and Enforcement

RMC Title IV Chapter 6 Street and Utility Standards

### Advisory Notes

The EIS identified potentially applicable federal, state, and local laws and rules that apply to Planned Actions and that can serve to mitigate adverse environmental impacts. It is assumed that all applicable federal, state, and local regulations would be applied. The primary set of applicable local regulations is the Renton Municipal Code. A list of specific requirements included in Chapter 3 of the Draft EIS.

## **Attachment 1: Draft EIS, Cultural Resources Appendix J, Plan and Procedures for Dealing with the Unanticipated Discovery**

### **Plan and Procedures for Dealing with the Unanticipated Discovery of Human Skeletal Remains or Cultural Resources during Redevelopment of the Edmonds- Glenwood Lot, Harrington Lot, and Sunset Terrace Public Housing Complex in Renton, Washington**

Any human skeletal remains that are discovered during this project will be treated with dignity and respect.

- A. If any City of Renton employee or any of the contractors or subcontractors believes that he or she has made an unanticipated discovery of human skeletal remains or cultural resources, all work adjacent to the discovery shall cease. The area of work stoppage will be adequate to provide for the security, protection, and integrity of the human skeletal remains, in accordance with Washington State Law. The City of Renton project manager will be contacted.
- B. The City of Renton project manager or the City of Renton representative will be responsible for taking appropriate steps to protect the discovery. At a minimum, the immediate area will be secured to a distance of thirty (30) feet from the discovery. Vehicles, equipment, and unauthorized personnel will not be permitted to traverse the discovery site.
- C. If skeletal remains are discovered, the City of Renton will immediately call the King County Sheriff's office, the King County Coroner, and a cultural resource specialist or consultant qualified to identify human skeletal remains. The county coroner will determine if the remains are forensic or non-forensic (whether related to a criminal investigation). The remains should be protected in place until this has been determined.
- D. If the human skeletal remains are determined to be non-forensic, the King County Coroner will notify the Washington State Department of Archaeology and Historic Preservation. DAHP will take jurisdiction over the remains. The State Physical Anthropologist will make a determination of whether the remains are Native American or Non-Native American. DAHP will handle all consultation with the Muckleshoot Indian Tribe as to the treatment of the remains.
- E. If cultural resources are uncovered, such as stone tools or flakes, fire-cracked rocks from a hearth feature, butchered animal bones, or historic-era objects (e.g., patent medicine bottles, milk tins, clay pipes, building foundations), the City of Renton will arrange for a qualified professional archaeologist to evaluate the find. Again, the cultural resources will be protected in place until the archaeologist has examined the find.
- F. If the cultural resources find is determined to be significant, the City of Renton cultural resource specialist/archaeologist or consulting archaeologist will immediately contact the Washington State Department of Archaeology and Historic Preservation and the Muckleshoot Indian Tribes

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to seek consultation regarding the eligibility of any further discovery for inclusion in the National Register of Historic Places.

### CONTACT INFORMATION

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516 Third Avenue, Room W-150  
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## **Attachment 2: Figure 3.17-1 Potential Subarea Utility Improvements and Phasing**



## Water

The mitigation measures that are required in the Potential Sunset Terrace Redevelopment Subarea are similar to those noted for the Planned Action Study Area. The water storage deficit would be met with an increase in storage at the existing Highlands Reservoirs site, and fire-flow requirements would require the new 12-inch-diameter pipe loop throughout this subarea and realignment of the Highlands 435 and Highlands 565 pressure zones. As noted previously, the City has recently installed a new 12-inch-diameter main for development adjacent to this subarea, and as development occurs in the subarea, the pipe network would need to be extended to serve the development. A more detailed discussion of needed system improvements is provided below.

## Overview

Renton fire and building codes mandate minimum fire flows, durations, and pressure prior to occupancy of new structures. In the case of the Potential Sunset Terrace Redevelopment Subarea these mandated flows dictate substantial upgrades to the water distribution system. When the fire flow required for a new development exceeds 2,500 gallons per minute (gpm), the City also requires that the mains providing that fire flow be looped. Looped water mains provide more reliability and higher pressures under fire-flow conditions. City regulations also require installation of fire hydrants along all arterials such as NE Sunset Boulevard.

Taken together these code requirements would lead to a series of new water mains connected to the 565 pressure zone and extended to the various redevelopment projects within the subarea. It is not possible to predict the precise timing and sequencing of these redevelopment projects. The following paragraphs illustrate one scenario of water main sequencing that could meet fire-flow requirements.

## Edmonds-Glenwood Phase 1

Phase 1 of the Edmonds-Glenwood redevelopment project consists of townhomes along Glenwood Avenue NE. Fire-flow requirements for this project are expected to be in the range of 2,500 gpm. The existing water system in Glenwood Avenue NE cannot provide that amount of fire flow. A new 12-inch-diameter water main would be required to be extended from Harrington Avenue NE and NE 12th Street in the 565 pressure zone, south along Harrington Avenue NE, and continuing along Glenwood Avenue NE past and through the project site, about 800 feet of new pipe (Segment A on Figure 3.17-1).

## New Library

A new library is proposed in the northeast quadrant of NE Sunset Boulevard and Harrington Avenue NE. If the fire-flow requirements for the new library are about 2,500 gpm or less, then the existing 12-inch-diameter main in NE Sunset Boulevard could meet that requirement.

## New Mixed-Use Building Adjacent to New Library

A new mixed-use community service/retail/residential structure is proposed adjacent to the new library between NE Sunset Boulevard, NE 10th Street, and Sunset Lane NE. It is reasonable to expect that the combination of additional structure size and exposure (to the library) would mandate fire flows for this building in excess of 2,500 gpm. In that case, a looped system of mains from the 565 pressure zone would be required. This could be achieved by extending new mains from the existing 12-inch-diameter main in NE Sunset Boulevard northwesterly on both Harrington Avenue NE and NE 10th Street to Sunset Lane NE. The loop could then be connected by installing a new 12-inch-diameter main in Sunset Lane NE from Harrington Avenue NE to NE 10th Street. The existing water main in Sunset Lane NE could then be abandoned in place. This new loop would be about 700 feet in total length (Segment B on Figure 3.17-1).

## RHA's Piha Site

Fire flows required for the PIHA site development have not been established. If the flow requirement is 2,500 gpm or less, then it could be met by extending a new 12 inch main in NE 10<sup>th</sup> Street past the site to Harrington Avenue NE. The extension could either be from NE Sunset Boulevard (if the project precedes the mixed use development adjacent to the library). Or it could be from Sunset Lane NE, if the project occurs after the mixed use development adjacent to the library. The length of pipe required from Sunset Boulevard would be about 500 feet; from Sunset Lane NE it would be about 350 feet. (Segment C on Figure 3.17-1)

It is possible that required fire flows for the PIHA site would exceed 2,500 gpm. In that situation a looped main system would be necessary. There are multiple scenarios to meet the looping requirements. Those fire flow looping scenarios depend largely on the timing and sequencing of the PISA site project; i.e. does it precede or follow other redevelopment projects contemplated for the project area.

Under one scenario, if the PIHA site development precedes construction of Phase II and III of the Sunset Terrace redevelopment looping could be achieved by extending another main (in addition to Segment C, discussed above) north on Harrington Avenue NE to Glenwood Avenue NE (Segment H on Figure 3.17-1). If PIHA site development follows Phases II and III of Sunset Terrace, looping could be achieved by simply connecting the PIHA main extension in NE 10<sup>th</sup> Street (Segment C) with Segment E at the intersection of Harrington Avenue NE and NE 10<sup>th</sup> Street.

Under another scenario, the PIHA site development could proceed before all other projects. In that case the cost of looping would not be shared with other projects as described in the preceding paragraphs and the PIHA site project would need to install either a "long-term" or a "temporary" 12 inch diameter "stand alone" water main loop.

The "long-term" alignment would be to extend a 12-inch main in Harrington Avenue NE connecting to the existing high-pressure water line in NE Sunset Blvd. This option would result in the installation of a new water main in the section of Harrington Avenue NE that is proposed to be vacated to help create the Sunset Terrace Redevelopment Neighborhood Park. The new 12-inch water main would be looped around the west and north side of the new PIHA site building and extended southerly in Sunset Lane NE to NE 10<sup>th</sup> Street, then southeasterly in NE 10<sup>th</sup> Street to connect back to the existing 12-inch line in Sunset Boulevard NE. (Segment P1 on Figure 3.17-1) This new looped water main would be able to deliver about 5,000 gpm.

A temporary route (which is not the preferred option) to provide 5,000 gpm to the same site would be to extend two parallel 12-inch water lines in NE 10<sup>th</sup> Street from the existing 12-inch line in Sunset Boulevard NE, along with a looped water main around the west and north side of the building, and a 12-inch line in Sunset Lane NE connecting back to the second new 12-inch main in NE 10<sup>th</sup> Street. (Segment P2 on Figure 3.17-1)

## Sunset Terrace Redevelopment

It is reasonable to assume that the fire flows required for the Sunset Terrace redevelopment would exceed 2,500 gpm, mandating installation of a looped system. In addition, Sunset Terrace abuts NE Sunset Boulevard, triggering the requirement to install hydrants every 400 feet along that arterial.

It may be possible to phase the Sunset Terrace redevelopment in a manner that would allow early elements of the redevelopment to be constructed without looping the water mains (see Edmonds-Glenwood Phase 1, above). In any case, all mains serving the redevelopment would be extended from the 565 pressure zone.

Initially, a new water main would be installed in Sunset Lane NE from Harrington Avenue NE to Glenwood Avenue NE (about 750 feet). This presumes that the new main in Harrington Avenue NE discussed in the Mixed-Use Building section, above, has been installed. The existing water main in Sunset Lane NE could be abandoned in place (Segment D on Figure 3.17-1).

Looping the system could be achieved by extending the main from the intersection of Sunset Lane NE and Glenwood Avenue NE along the newly aligned NE 10<sup>th</sup> Street to Harrington Avenue NE (about 250 feet) (Segment E on Figure 3.17-1). This presumes that the water main extension in NE 10<sup>th</sup> Street to serve RHA's Piha site has already be installed.

There are two ways to install the required fire hydrants along NE Sunset Boulevard. One option would be to extend the 12-inch-diameter main in NE Sunset Boulevard from Harrington Avenue NE along the Sunset Terrace frontage (about 800 feet). This would be the most expensive option. Another option would be to extend fire hydrant leads southwesterly through the Sunset Terrace project from Sunset Lane NE to NE Sunset Boulevard at the appropriate intervals (Segments F on Figure 3.17-1). This would be the least expensive option for two reasons. First, the pipes would not be installed in a street avoiding significant restoration costs. Second, the pipes could be smaller because they would be single purpose and not part of the City's transmission/distribution system.

## Edmonds-Glenwood Phase 2

Fire-flow requirements for the Edmonds-Glenwood Phase 2 project are expected to be about 4,000 gpm, triggering the requirement to loop the water system. There are two options to meet this looping requirement: north or south.

The north option would involve extending the 12-inch-diameter main from Phase 1 westerly through the site to Edmonds Avenue NE. From there, the main would be extended north in Edmonds Avenue NE to NE 12<sup>th</sup> Street, then east in NE 12<sup>th</sup> Street to Harrington Avenue NE, a distance of more than 1,500 feet (Segment G on Figure 3.17-1).

The south option would begin in the same manner by extending the Phase 1 main through the project site. Looping would be achieved by installing two new mains. One would extend from Sunset Lane NE north in Glenwood Avenue NE to the Phase 1 pipe. The other would extend

northwesterly in easements adjacent to NE Sunset Boulevard and Edmonds Avenue NE from the northern-most fire hydrant lead installed for the Sunset Terrace project through the Phase 2 site. (A more expensive option would be to install this same section of pipe in the rights-of-way of NE Sunset Boulevard and Edmonds Avenue NE.) These loops would also comprise more than 1,500 feet of new pipe (Segment H on Figure 3.17-1).

## **Water Main Costs**

The cost of installation for new water mains is driven by a number of factors. Water mains installed in roads are more expensive than water mains installed within project or open space areas, because of the cost savings of avoiding conflicting utilities and restoring the road surface.

New water main costs are also affected by whether they are stand-alone or part of a suite of infrastructure improvements. If the project is only installing a new water main, then all of the excavation, bedding, installation, and other costs are borne by that project. If the project involves installation of the other underground utilities such as sewers or storm sewers, the costs common to the project can be spread across each utility facility being installed.

The cost of water mains is also affected by the project sponsor. If the project is being constructed by a private developer, new water mains are less expensive. If the project is sponsored by a government agency, numerous statutes make new water main projects more expensive.

The City's recent experience with stand-alone water main projects in a major arterial indicate costs per foot of about \$200 to \$250. Applying these costs to the water main improvement described above would indicate costs in the range of \$1 to 1.2 million. The improvements would be implemented with City and developer funding.

## **Wastewater Collection**

### **Overview**

The sewers within the Potential Sunset Terrace Redevelopment Subarea are also identified for replacement based on age and condition in the City's Long Range Wastewater Management Plan. Based on the increased wastewater load within the Potential Sunset Terrace Redevelopment Subarea, the local sewers may need to be replaced with upsized pipe to manage the increased wastewater load from the subarea. A more detailed discussion of needed sewer system improvements is provided below.

### **Detailed Discussion**

Mitigation issues related to wastewater fall into three broad categories: upsizing, rehabilitation, and relocation.

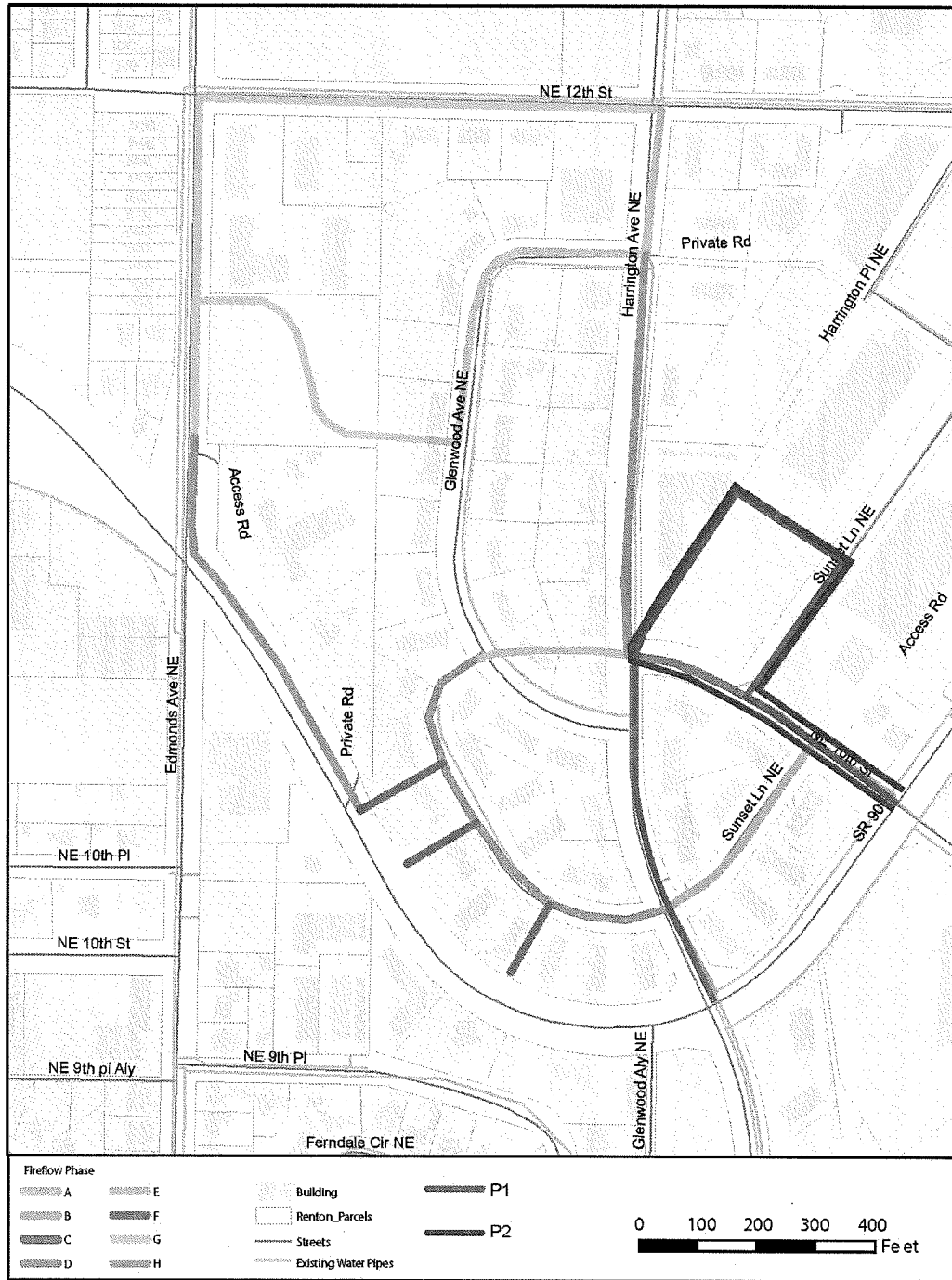
Wastewater flows (forecast for the Planned Action Study Area, including the Potential Sunset Terrace Redevelopment Subarea) indicate that some existing sewer pipes must be replaced with larger pipes. One of those pipes is in Harrington Avenue NE. This sewer pipe would be replaced by the City as part of the overall Sunset Terrace redevelopment to accommodate forecast flows.

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Manholes along the Harrington alignment would be carefully designed and located to avoid interference with the planned park.

The collection sewers in Sunset Lane NE are at or near the end of their design life. The condition of these sewers would be assessed to determine if they can be rehabilitated in place or if new pipes would need to be installed.

The redevelopment concept proposes narrowing and shifting the alignment of Sunset Lane NE. If this action leaves the existing sewers too close to new structures, then the City would require that a new sewer main be installed within the new right-of-way of Sunset Lane NE.



**Figure 3.17-1**  
Fireflow Phasing—Potential Sunset Terrace Redevelopment Subarea  
Sunset Area Community Planned Action Final NEPA/SEPA EIS